STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 2018.

Notary Public
MY COMMISSION EXPIRES: 8/27/2018
File No. G17-0618D

Bill Garrett Davidson County
Batch# 49522 DEEDWARR
01/22/2018 10:08:18 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180122-0006237

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Taylor Sorensen and Whitney Sorensen, husband and wife (NAME) | Mortgage Investors Group (NAME) | 00600009900 |
| 2222 Baker Road (STREET ADDRESS) | 8320 E. Walker Springs Lane Suite 200 (STREET ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Knoxville, Tennessee 37923 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Bobbye Sue Roberts Burge and Arosa Kay Roberts Petre**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Sorensen and Whitney Sorensen, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, shown as Tract No. 6, on the plan of Will J. Wilson Property by Ragan-Smith and Associates, Inc., dated October 11, 1979, and revised October 29, 1979 and November 15, 1979, and being more fully described as follows:

Beginning at an iron pin on the westerly margin of Baker Road that is 972.54 feet, as measured along said margin, from the common line of L.C. Crawford, et ux, and Tract No. 1, formerly Will J. Wilson Property; thence with the line between Tracts Nos. 6 and 5, South 61°10'15" West a distance of 1933.36 feet to an iron pin, in the boundary of said tracts; thence South 58°20'52" West a distance of 1326.39 feet to another common corner of said tracts; THENCE South 28°49'45" East a distance of 245.0 feet to a common corner of Tract Nos. 6 and 5 on the northerly line of Tract No. 3; thence with the line between Tract Nos. 6 and 3, South 61°10'15" West a distance of 918.12 feet to a point on Wilson's original southerly line; thence South 89°56'48" West a distance of 598.47 feet to an iron pin set a fence corner; thence North 4°39'05" East distance of 277.28 feet to the common westerly corner of Tract Nos. 6 and 7; thence with the line between Tracts Nos. 6 and 7, North 62°32'31" East a distance of 2467.61 feet t o an iron pin at the southwesterly corner of a tract conveyed to Billy Jack Hackett, by Deed recorded in Book 5446, page 445, Register's Office for Davidson County, Tennessee; thence with the line, between Tract No. 6 and Hackett, North 61°10'15" East a distance of 2035.13 feet to an iron pin on the westerly margin of Baker Road; thence with said margin South 46°47'20" East a distance of 41.08 feet to an iron pin; thence South 45°28'44" East a distance of 115.77 feet to the point of beginning and containing 27.1 acres more or less, according to a survey of Ragan-Smith and Associates, Inc., dated 10/11/79 and revised 10/29/79 and 11/15/79.

BEING the same property conveyed to Bobbye Sue Roberts Burge and Arosa Kay Roberts Petre, as tenants in common from Bobbye Sue Roberts Burge, Trustee of the Irrevocable Trust of E. Sue Roberts,

dated October 9, 2015, by Quit Claim Deed dated March 4, 2016, as Instrument No. 20160309-0022396, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 5533, page 805 and Book 5543, page 644, Register's Office for Davidson County, Tennessee.
2. Joint Driveway Easement as recorded in Book 6624, page 937, Register's Office for Davidson County, Tennessee.
3. Greenbelt Application of record in Instrument No. 20170310-0023997, Register's Office for Davidson County, Tennessee.
4. Subject to "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of the TCA 67-5-1001 through 67-5-1010.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2222 Baker Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th day of January, 2018.

Bobbye Sue Roberts Burge — January 19, 2018 Date

Arosa Kay Roberts Petre — January 19, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bobbye Sue Roberts Burge and Arosa Kay Roberts Petre, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of January, 2018.

My Commission Expires: 8/27/2018

Notary Public

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**