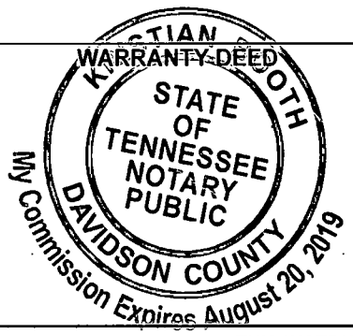


WARRANTY DEED

State of ~~Florida~~ Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 8-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel McClain Carissa A. McClain (NAME)	Mortgage Investors Group (NAME)	04600005600
4701 Bull Run Rd. (ADDRESS)	8320 E. Walker Springs Ln 200 (ADDRESS)	
Ashland City, TN 37015 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeremy E. Jensen and Holly M. Jensen, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel McClain and Carissa A. McClain, 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:

Land located in the 13th, formerly 25th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan marked Exhibit "A" of part of the Lands of Elias Simpkins, deceased, of record in Plan Book 2, Page 64, Chancery Court at Nashville, described as follows:

Beginning at a point in the southern margin of Bull Run Road; thence with the margin of said Road North 59° 30' East 222.4 feet to a point in the southern margin of said Road, Ivan L. Stinehelfer's NW corner; thence with the west line of Ivan L. Stinehelfer's, South 26° 36' East 178 feet to a point in the center of Bull Run Creek; thence with the center of Bull Run Creek 222.4 feet to a point in the center of said Creek; thence North 30° 30' West 175.4 feet to the beginning.

Being the same property conveyed to Jeremy E. Jensen and Holly M. Jensen, husband and wife, from Virginia Byrd by Warranty Deed of record in Instrument No. 20140429-0035758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4701 Bull Run Rd., Ashland City, TN 37015
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 60014 **DEEDWARR**
02/16/2018 03:14:22 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20180216-0015445

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. Wherever 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 hands this 9 day of February, 2018.

Jeremy E. Jensen

Holly M. Jensen

State of Florida
County of Polk

Personally appeared before me Jeremy E. Jensen and Holly M. Jensen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2018.

Notary Public Kyle Fry
My Commission Expires: May 13, 2020

File No.: 12843

KYLE FRY
MY COMMISSION # FF984726
EXPIRES May 13, 2020
(407) 398-0153 FloridaNotaryService.com