WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1614

Bill Garrett Davidson County
Batch# 68958 DEEDWARR
03/14/2018 10:09:47 AM 3 pgs
Fees: $18.00 Taxes: $732.60
20180314-0024050

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of March, 2018, by and between Addison Souvannarath, an unmarried man (erroneously referenced as an unmarried woman on prior deed of record) party of the first part, and Garrett W. Causey, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 1010 on the Plan of Cherokee Hills, Section Eight, of record in Book 4300, Page 106, Register's Office for Davidson County, Tennessee, (being a resubdivision of Lot No. 857-A and Reserve Parcels "B" and "D" Cherokee Hills, Section Eight, of record in Book 3700, Page 154, said Register's Office), to which plat reference is hereby made for a more complete and accurate legal description.

FOR INFORMATION PURPOSES ONLY: 123 Cherokee Place, Antioch, TN 37013

Being all or part of the same property conveyed to Addison Souvannarath by virtue of that certain Warranty Deed dated December 29, 2016, and being of record at Instrument No. 20170104-0000898 in the amount of $93,000.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in book 4518, page 495 and subject to Easements of record in book 8640, page 679, said Register's Office for said County ; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Addison Souvannarath by Robert Souvannarath
a Hommy in fact.

Addison Souvannarath, by Robert Souvannarath,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 12th day of March, 2018, before me personally appeared Robert Souvannarath, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Addison Souvannarath, and who acknowledged that he executed the same as the free act and deed of Addison Souvannarath.

WITNESS my hand and official seal at office this 12th day of March, 2018

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 9/25/18

STATE OF Tennessee
COUNTY OF Davidson

Robert Souvannarath, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Addison Souvannarath, the principal.

This 12th day of March, 2018

Robert Souvannarath

WITNESS my hand and official seal at office this 12th day of March, 2018

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 9/25/18

Property Owner & Address:	Garrett W. Causey 123 Cherokee Pl Nashville, TN 37211
Tax Parcel No	14807011900
Property Address:	123 Cherokee Pl Nashville, TN 37211
MAIL TAX BILLS TO:	Mortgage Investors Group 8320 East Walker Springs Ln #200 Knoxville, TN 37923

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $198,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Garrett W Causey
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12 day of March, 2018.

Deborah L Bissell
Notary Public

My Commission Expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019