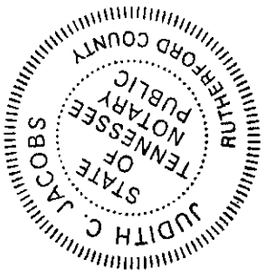
WARRANTY DEED



STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Michael L. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ethan Hansen	Mortgage Investors Group	097-2-A-180 CO
(NAME)	(NAME)	
1225 Riverbirch Way	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 75349 **DEEDWARR**
04/02/2018 12:03:55 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180402-0030264

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Blake Mundy and Heather H. Mundy**, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ethan Hansen and Jessica Earnest,** ~~husband and wife~~* both unmarried 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 in Davidson County, Tennessee, being Lot No. 180 on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blake A. Mundy, an unmarried man by Warranty Deed dated 09/14/2012 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 201209190085038, Register's Office for Davidson County, Tennessee.

The said Heather H. Mundy, wife to the said Blake Mundy, joins in this conveyance for the purpose to conveying any and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1225 Riverbirch Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 27th day of March, 2018.

Blake Mundy

Heather H. Mundy

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Blake Mundy and Heather H. Mundy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument as (**their**) free act and deed for the purposes therein contained.

Witness, my hand and official seal at **Mt. Juliet**, Tennessee, this the 27th day of **March**, 2018.

WITNESS my hand and seal this 27th day of March, 2018.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021



NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE