Bill Garrett Davidson County
Batch# 87427 DEEDWARR
05/02/2018 10:41:48 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180502-0041618

WARRANTY DEED

2018-1100

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of April, 2018.

(Affix Seal) Notary Public
My Commission Expires: 12/11/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Grace Picard 1677 Stonewater Drive Hermitage, TN 37076	Mortgage Investors Group 8320 East Walker Lane, Suite 200 Knoxville, TN 37923	097.02-0A-117.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael McDavid and Blair E. Self McDavid, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Grace Picard, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 117, on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, as corrected by Surveyor's Certificate of Correction in Instrument No. 20110510-0035925; and as further corrected in Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael McDavid and Blair E. Self McDavid, husband and wife, from Allison Slaughter and Matthew Slaughter, wife and husband, by Warranty Deed dated May 12, 2014 and recorded May 15, 2014 in Instrument No. 201405150041582, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1677 Stonewater Drive, Hermitage, TN 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 30th day of April, 2018

Michael McDavid

Blair E. Self McDavid

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Michael McDavid and Blair McDavid, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2018.

Notary Public
My Commission Expires: 6-30-2019

