STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-1676D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Bill Garrett Davidson County
Batch# 87432 DEEDWARR
05/02/2018 10:46:07 AM 3 pgs
Fees: $18.00 Taxes: $625.30

20180502-0041630

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jon T. Rosenthal (NAME)	Mortgage Investors Group (NAME)	048-00-0-091.00
3744 Westport Drive (STREET ADDRESS)	8320 E. Walker Springs Lane Suite 200 (STREET ADDRESS)	
Nashville, TN 37218 (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, **William B. Burney, Patrick D. Burney, Dometra L. Jennings and Tanya M. Hardiman and Jasmyne R. Burney and Paulette Rene Burney and Dometra R. Burney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon T. Rosenthal, 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 the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 1 as described in the Deed from W.H. Thompson, Sr., et al, to Howard B. Moore and wife, of record in Book 2735, page 235, Register's Office for said County, the said Tract No. 1 being described according to a survey dated January 3, 1958, by George W. Watkins, Surveyor, and containing 54 acres, more or less.

The said part of said Tract No. 1 is shown as Tract Four on a survey dated March 25, 1958, by Z.J. Wilkinson, Surveyor, and is described in part according to a survey by John B. Kohl, III, Registered Land Surveyor, dated December 1, 1972, Job No. W2-863, as follows: Beginning at an iron pin in the northeasterly margin of a new road, called Westport Drive at the southwesterly corner of Tract Three (described according to the said Wilkinson survey and being part of Watkins' Tract No. 1), conveyed by Howard B. Moore and wife, to Will Charlie Smith and wife, by Deed of record in Book 2797, page 169, said Register's Office and running thence along Will Charlie Smith's southerly line, North 60°10' East 333.3 ft. to an iron pin at Smith's southeasterly corner, said iron pin lying in the westerly line of Tract Two (of the said Wilkinson survey), conveyed by Moore to Jackson by Deed of record in Book 2745, page 22, said Register's Office; thence along the westerly line of Tract Two, South 0°50' East 195 ft. to an iron pin at the southwesterly corner of Tract Two, said iron pin also marking the northernmost corner of Tract Five (triangular in shape and shown on a later Wilkinson survey, dated "April, 1958"), conveyed by Moore to Charlisle by Deed of record Book 2750, page 138, said Register's Office; thence along Carlisle's northerly line, South 71°30' West 228 feet to an iron pin in the northeasterly margin of Westport Drive; thence along the same, North 36°45' West 127.6 feet to the beginning, containing 0.97 acre, more or less.

BEING the same property conveyed to Emma Turner from Rufus L. Turner, by Quit Claim Deed dated April 10, 1998, in Book 11384, Page 477, in the Register's Office for Davidson County, Tennessee. The said Emma Turner having since died testate April 21, 2013. Order for Probate of Will for Muniment of

Title probated under Case No. 17P-663 in the Circuit Court of Davidson County, Tennessee, Probate Division, the beneficiaries under the Will are Dometra L. Jennings, Tanya M. Hardiman, Paulette Rene Burney, William B. Burney, Jasmyne R. Burney, Dometra R. Burney, Patrick D. Burney.

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

1. Easement for sanitary sewers/storm drainage as recorded in Book 7681, page 218, Register's Office for Davidson County, Tennessee.

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.
The signature of William B. Burney is signed by his duly appointed Attorney-in-fact Paulette Burney, pursuant to the Power of Attorney recorded in Instrument # 20180508-0041628, said Register's Office.
The signature of Patrick D.. Burney is signed by his duly appointed Attorney-in-fact Paulette Burney, pursuant to the Power of Attorney recorded in Instrument #20180508-0041629, said Register's Office.

This is improved property, known as 3744 Westport Drive, Nashville, TN 37218.

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 30th day of April, 2018.

WILLIAM B. BURNEY

By: William B Burney by Paulette Burney
Paulette Burney, Attorney-in-Fact — April 30, 2018 Date

PATRICK D. BURNEY

By: Patrick D. Burney by Paulette Burney
Paulette Burney, Attorney-in-Fact — April 30, 2018 Date

Dometra L. Jennings — April 30, 2018 Date

Paulette Rene Burney — April 30, 2018 Date

Tanya M. Hardiman — April 30, 2018 Date

Dometra R. Burney — April 30, 2018 Date

Jasmyne R. Burney — April 30, 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 Dometra L. Jennings, Paullette Rene Burney, Tanya M. Hardiman, Dometra R. Burney and Jasmyne R. Burney , 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 30th day of April, 2018.

My Commission Expires:_____

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Paulette Burney, Attorney-in-Fact for William B. Burney and Patrick D. Burney, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2018.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

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