WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF [illegible], 20[illegible]

Notary Public

MY COMMISSION EXPIRES: [illegible] (AFFIX SEAL)

Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna L. Davis and Mark A. Southern	Mortgage Investors Group	
(NAME)	(NAME)	
508 Southcrest Drive	8320 Walker Springs Lane,Suite 200	14715013400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LUTHER LEE HAYS AND WIFE, CLEMMYE MORAN HAYS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA L. DAVIS, UNMARRIED MARK A. SOUTHERN, 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: *tenants in common with right of survivorship

LAND in Davidson County, Tennessee, being Lot No. 74 on the plan of Whispering Hills, Section I, of record in Book 2331, Pages 82, 83, 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Highcrest Drive, at the corner of Lots 72 and 74; thence with the line between said lots, northeastwardly 103 feet to a point, the common corner of Lots 72, 74 and 119; thence with the line between Lots 74 and 119, southeastwardly 258.8 feet to a point in the northwest margin of Southcrest Drive; thence with the margin of the same, southwestwardly 156.3 feet to a point the beginning of a curve; thence around said curve, westwardly 40.7 feet to a point in the easterly margin of Highcrest Drive; thence with the margin of the same, northwestwardly 245.6 feet to the beginning.

Being the same property conveyed to Luther Lee Hays and wife, Clemmye Moran Hays by Warranty Deed from Woodhine Homes, Inc., recorded on the 5th day of June, 1956 in Deed Book 2541, Page 193, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 508 Southcrest Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 97653 DEEDWARR
05/29/2018 01:06:20 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180529-0050955

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 hand this 25th day of May, 2018

Luther Lee Hays

LUTHER LEE HAYS

Clemmye Moran Hays

CLEMMYE MORAN HAYS

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 Luther Lee Hays and Clemmye Moran Hays, the bargainors, 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 at Nashville, Tennessee this 25 day of May, 2018.

Commission expires:

GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public