THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24746 Return to: Advantage Title And Escrow, Inc. 3325 Aspen Grove Dr., Ste 104 Franklin, TN 37067 File # 13160	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **265,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2018 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin W. Word	Mortgage Investors Group #200	MAP
7312 Middlebrook	8320 E Walker Springs Lane	PARCEL 126-15-0B-211.00-CO
Nashville, TN 37221	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, **Richard J. Kesor and Melanie Rose Kesor, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin W. Word, 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. 106 on the Plan of Section Two, Lexington Point Subdivision of record in Plat at Instrument No. 20010515-0049954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe M. Bedwell and wife, Sara Jane Sheilds-Bedwell by Warranty deed from Victoria A. Ferraro, a single person of record in Instrument No. 20070330-0038360 Register's Office for Davidson County, Tennessee, dated February 09, 2007 and recorded on March 30, 2007.

Being the same property conveyed to Richard J. Kesor and Melaine Rose Kesor, husband and wife by Warranty deed from Joe M. Bedwell and wife, Sara Jane Shields-Bedwell of record in Instrument No. 20160719-0074239 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 19, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Bill Garrett Davidson County
Batch# 106808 DEEDWARR
06/20/2018 11:11:38 AM 2 pgs
Fees: $13.00 Taxes: $982.35

20180620-0059390

This is ( ) UNIMPROVED

(X) IMPROVED property known as **7312 Middlebrook, Nashville, TN 37221.**

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 hand(s) this the 15th day of June, 2018.

Richard J. Kesor

Melanie Rose Kesor

STATE OF TENNESSEE
COUNTY OF [illegible]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard J. Kesor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2018.

My Commission expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF [illegible]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melanie Rose Kesor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2018.

My Commission expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public