WARRANTY DEED

Bill Garrett Davidson County
Batch# 124800 DEEDWARR
08/06/2018 10:46:20 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180806-0076902

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Steven Welch and Logan Vermilyea	Mortgage Investors Group	052 01 0 313.00
(NAME)	(NAME)	
711 Idlewild Drive	8320 East Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cor Foundation Group, Inc., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven Welch and Logan Vermilyea, a married couple**, 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:

Being Lot No. 5 and part of Lots Nos. 4 and 6, of Block "M" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, Register's office of said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 5 and part of Lot Nos. 4 and 6 fronts together 84.0 feet on the easterly side of Lanier Avenue (now Idlewild Drive) and runs back parallel line 150 feet to a dead line in the rear on which it measures 84.0 feet.

Being the same property conveyed to David Lien by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee dated August 4, 2015 and recorded August 14, 2015 as Instrument No. 20150814-0081751, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Cor-Foundation Group, Inc., a Tennessee Corporation by Quit Claim Deed from David Lien dated February 9, 2018 and recorded February 15, 2018 as Instrument No. 20180215-0014770, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-185833SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 711 Idlewild Drive, Madison, TN 37115

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, has 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 3rd day of August, 20178

Cor Foundation Group, Inc.

BY: Director/president.

David Lien
Director / President

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **David Lien** whom I am personally acquainted and upon his oath acknowledged himself to be the **Director and President** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **Cor Foundation Group, Inc.**

WITNESS my hand and official seal at Murfreesboro, Tennessee this 3rd day of August, 2018.

NOTARY

MY COMMISSION EXPIRES

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: MFR-185833SSO