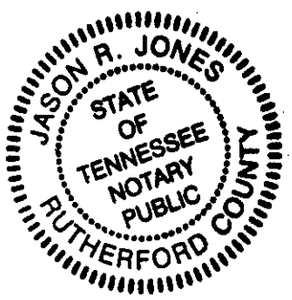
Karen Y Johnson Davidson County
Batch# 144359 DEEDWARR
09/24/2018 10:18:23 AM 2 pgs
Fees: $13.00 Taxes: $2,512.30
20180924-0094254



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $679,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2018.

Notary Public

My commission expires: 12/1/2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kellen Decoursey and Rebecca Decoursey	**Mortgage Investors Group**	**083 07 3C 002.00**
2107 Eastland Avenue	**8320 East Walker Springs Lane Suite 200**	
Nashville, TN 37206	**Knoxville, TN 37923**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Scott Wade Smith and Tammy Walker Smith, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kellen Decoursey and Rebecca Decoursey, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 2107 of Homes at 2105 & 2107 Eastland Avenue, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2105 & 2107 Eastland Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171016-0105896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Supportive Housing Systems, LLC, a Tennessee limited liability company by Instrument of Correction to Warranty Deed from Eastland Development LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170124-0007747, Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 24, 2017, correcting Warranty Deed of record in Instrument No. 20140924-0087889, in said Register's Office, dated September 02, 2014 and recorded on September 24, 2014.

Being a portion of property conveyed to Scott Wade Smith and Tammy Walker-Smith, husband and wife by Warranty Deed from Supportive Housing Systems, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20170201-0010954, Register's Office for Davidson County, Tennessee, dated January 31. 2017 and recorded on February 01, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 2107 Eastland Avenue, Nashville, TN 37206.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 20th day of September, 2018:

Scott Wade Smith by Nicholas Adler as Attorney in Fact
Scott Wade Smith by Nicholas Adler, his Attorney-In-Fact

Tammy Walker Smith by Nicholas Adler as Attorney in Fact
Tammy Walker Smith by Nicholas Adler, his Attorney-In-Fact

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Scott Wade Smith ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 20th day of September, 2018.

My Commission Expires: August 4, 2020

Notary Public

TIFFANY WAGNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Tammy Walker Smith ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 20th day of September, 2018.

My Commission Expires: August 4, 2020

Notary Public

TIFFANY WAGNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

20181542R