WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 211365 DEEDWARR
03/29/2019 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20190329-0028332

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-020244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christine E. Mancuso	Mortgage Investors Group	
(NAME)	(NAME)	
819 Lower Park Place	8320 E. Walker Springs Ln	175-02-0B-151.00-CO
(ADDRESS)	(ADDRESS) Suite 200	
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUMMER STINE AND HUSBAND, MATTHEW KIEFFER, AND COLLEEN F. KOZLOFF, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTINE E. MANCUSO, AN UNMARRIED WOMAN, 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 First Civil District of Davidson County, Tennessee, being Unit No. 1904 of Old Hickory Commons, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons of record in Instrument No. 20080317-0026338, as supplemented in Instrument No. 20081117-0113467, as further amended by Instrument No. 20101222-0101832, Instrument No. 20130322-0028759, and Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration and Master Deed. Reference is hereby made to the plan of Old Hickory Commons, Section Three, as shown on Exhibit Map to the Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections One, Two and Three of record in Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, for a more

complete identification and description of such Unit.

Being the same property conveyed to Summer Stine, a single woman and Colleen F. Kozloff, a single woman by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20151221-0127918 Register's Office for Davidson County, Tennessee, dated December 09, 2015 and recorded on December 21, 2015.

Matthew Kieffer, husband of Summer Stine, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 819 Lower Park Place, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this the 25th day of March, 2019

Summer Stine

Matthew Kieffer

Colleen F. Kozloff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of March, 2019, before me personally appeared Summer Stine and Colleen F. Kozloff, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

*Matthew Kieffer

Witness my hand and official seal, this the 25th day of March, 2019.

Notary Public
My Commission Exp: 10-12-19

Jon Perry
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

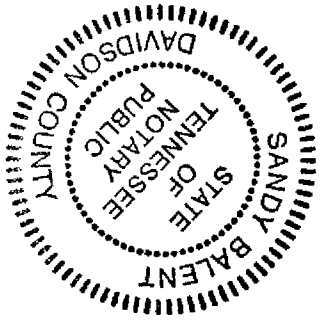
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).