File Box 8

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me this 24th day of April, 2019

Notary Public
My commission expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Karen Johnson Davidson County
Batch# 221518 **DEEDWARR**
04/24/2019 02:36:11 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190424-0037799

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rebecca A. Bolin 1448 Scarcroft Lane Nashville, TN 37221	Mortgage Investors Group 8320 E. Walker Springs Ln. Suite 200 Knoxville, TN 37923	141-05-0A-171.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Bert Henderson and Tracy Henderson, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rebecca A. Bolin and Jeremy M. Bolin, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 171 on the Plan of Avondale Park, Phase 2, Section 4 of record in Instrument Number 20110208-0011100 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bert Henderson and Tracy Henderson, husband and wife, by deed from NVR, Inc. of record in Instrument No. 20140821-0076336 Register's Office for Davidson County, Tennessee and dated August 20 2014.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Avondale Park of record in Instrument Number 20110208-0011100, Register's Office for Davidson County, Tennessee

2. Storm Water Detention Agreement of record in Instrument No. 200908140076610,

Register's Office for Davidson County, Tennessee

3. Charter for Avondale Park Owners Association of record in Instrument No. 20081203-0117350 Register's Office for
Davidson County, Tennessee

8. Subject to the Covenant, Condition, or Restriction, recorded in Instrument Nos. 200812030117452 and amended in 201903130023161; 200903310028791; 201012230102254, Register's Office for
Davidson County, Tennessee

This property is improved property known as 1448 Scarcroft Lane, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of April, 2019.

Bert Henderson

Tracy Henderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of April, 2019, before me personally appeared Bert Henderson and Tracy Henderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 24th day of April, 2019.

Notary Signature
My commission expires January 5, 2020

SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY