Karen Johnson Davidson County
Batch# 266261 DEEDWARR
08/02/2019 02:40:23 PM 2 pgs
Fees: $13.00 Taxes: $591.63
20190802-0076756

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $159,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of August, 2019.

NOTARY PUBLIC

My commission expires:

JANA L. LESLIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2023

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Teresa H. Driver (NAME)	Mortgage Investors Group (NAME)	07511016000
4300A Baton Rouge Drive (ADDRESS)	8320 East Walker Springs Ln #200 (ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	

Warranty Deed

For and in Consideration of the sum of $159,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jennifer K. Ingram, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Teresa H. Driver, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82-A on the Plan of the Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, Rachel Square, Section Two, as of record in Book 6250, page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fot a more complete description.

Being the same property conveyed to Jennifer K. Ingram, unmarried by deed from Joan Theresa Wilson, dated February 3, 2005 and recorded as Instrument No. 20050210-0015513, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 4300A Baton Rouge Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of August, 2019.

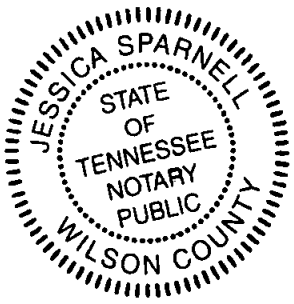
Jennifer K. Ingram

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer K. Ingram, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2019.

Notary Public
My Commission Expires: 4-22-23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122