WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-5930

21997

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 336589 DEEDWARR
12/31/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20191231-0134691

WARRANTY DEED

Address New Owner(s):
Toni Marie Riker-Sloan
2607 Paddle Wheel Drive
Nashville, TN 37214

Send Tax Bills to:
~~New Owner~~ Mortgage Investors Group
8320 East Walker Springs Ln, #200
Knoxville, TN 37923

Map/Parcel: 062020A07200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kevin Michael Lennon and wife, Darby Allyson Lennon**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Toni Marie Riker-Sloan, an unmarried woman**, hereinafter called the Grantee(s), their successors 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 Lot No. 61-A on the Plan of RIVER TRACE ESTATES, PHASE 1, SECTION 1, as shown by plat of record in Plat Book 6250, page 996-997, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kevin Michael Lennon and wife, Darby Allyson Lennon by Warranty Deed dated June 27, 2014, from Darnell Mills Allen, recorded in Instrument No. 20140708-0060164, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Declaration of Covenants, Conditions and Restrictions filed in Book 6851, page 370, amended in Book 6982, page 747; By-Laws filed in Book 6851, page 390; Flowage Easement filed in Book 2022, page 83; TVA Transmission Line Easement filed in Book 1163, page 341; Transmission line easement filed in Book 3959, page 595 and all matters as shown on the recorded plat and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2607 Paddle Wheel Drive, Nashville, TN 37214

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 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 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) as on the date shown on the Notary forms.

Kevin Michael Lennon

Darby Allyson Lennon

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin Michael Lennon and Darby Allyson Lennon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of December, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $230,000.00 ~~$238,900.00~~

Affiant

Subscribed and sworn to before me this 27th day of December, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM