WARRANTY DEED

Karen Johnson Davidson County
Batch# 356184 DEEDWARR
02/10/2020 03:50:19 PM 2 pgs
Fees: $13.00 Taxes: $987.90

20200210-0015243

O-ML-19-619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melvin L. Linton and Loretta L. Linton	**Mortgage Investors Group**	
(NAME)	(NAME)	**042-11-0-094.00**
619 Heritage Drive	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **FREDERICK EARL LEE AND WIFE, FLORENCE T. LEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELVIN L. LINTON AND LORETTA L. LINTON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Section Two, Heritage Village of record in Plat Book 4460, Page 160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fredrick Earl Lee and wife, Florence T. Lee, as tenants by the entirety by Warranty deed from Murray E. Joiner and wife, Nannie Bell Joiner of record in Book 7531, page 82, Register's Office for Davidson County, Tennessee, dated April 29, 1988 and recorded on May 02, 1988. Being also known as 619 Heritage Drive Madison, Tennessee 37115.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **619 Heritage Drive, Madison, Tennessee 37115**.

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 hand(s) this the 31 DAY OF JANUARY, 2020.

Frederick Earl Lee

Florence T. Lee

Florence T. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212