RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 370543 DEEDWARR 03/10/2020 03:04:30 PM 3 pgs Fees: $18.00 Taxes: $943.13 20200310-0026964	The actual consideration for this transfer or value of property transferred (whichever is greater) is $254,900.00. Affiant Sworn to and subscribed before me this 9th day of March, 2020. Notary Public My Commission Expires: 11.20.23 (SEAL)
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Michele DeGraaf 1422 Norvel Avenue Nashville, TN 37216	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	061-15-0-268.00

This Indenture is made on the 9th day of March, 2020, by and between **JILL F. RIDENOUR** ("Grantor"), and **MICHELE DEGRAAF, A MARRIED WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Shadow Lawn Subdivision of record in Plat Book 1130, Page 84, 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 Jill F. Ridenour by Warranty deed from Matthew P. Bateman and wife, Suzanne K. Bateman of record in Instrument No. 20060707-0081743 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 07, 2006.

This is improved property known as 1422 Norvel Avenue, Nashville, TN 37216.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 84, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1358, Page 273, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 9th day of March, 2020.

GRANTOR:

Jill F. Ridenour

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JILL F. RIDENOUR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2020.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202003100026964

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY