Karen Johnson Davidson County
Batch# 396809 DEEDWARR
05/07/2020 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $933.88
20200507-0047505

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2020.

Notary Public
MY COMMISSION EXPIRES: 11/8/22
File No. G20-8548





WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Renan Rivas (NAME)	**Mortgage Investors Group** (NAME)	026-07-0-112
133 Burntash Ct (STREET ADDRESS)	**8320 East Walker Springs Ln Suite 200** (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	**Knoxville, TN 37923** (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Makenna Runion and Jared Runion, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renan Rivas**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Lot Number 190, on the Plan of Windsor Green, Phase II, Section I, of record in Plat Book 6250, Pages 988 and 989 and as corrected by Surveyor's Certificate of Correction in Book 7205, Page 890, said Register's Office, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Makenna Runion and Jared Runion, wife and husband by Deed dated November 28, 2017, recorded December 20, 2017, in Instrument Number 20171220-0129622, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Pages 988 and 989 and as corrected by Surveyor's Certificate of Correction in Book 7205, Page 890, Register's Office for Davidson County, Tennessee.
2. HOA Charter of record in Book 6396, Page 542 amended in Book 8192, Page 65, Register's Office for said County.
3. Conveyance of Common Areas of record in Book 7864, Page 369, Register's Office for said County.
4. Restrictions as recorded in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.
5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 113 Brenton Ct, Goodlettsville, TN 37072.

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 the 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 29th day of April, 2020.

X _____
Makenna Runion

X _____
Jared Runion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2020, before me personally appeared Makenna Runion and Jared Runion, 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2020.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON