THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 774299 DEEDWARR
12/15/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20211215-0165868

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kandice D. McCollum 500 Vantrease Road Nashville, TN 37115	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	051-02-0-021

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael R. Metcalf and Suzanne G. Metcalf, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kandice D. McCollum**, unmarried, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT: A lot or parcel of land in the 11th Civil District of Davidson County, Tennessee, and more particularly described according to a survey made by Harvey Coe, dated 10/18/66, as follows; TO WIT: BEGINNING at an iron pin at the southeast corner of Vantrease Road (formerly Marthonna Road South) and Graycroft Road; thence with the easterly margin of Graycroft Road, S 5 deg. 49' W 210.1 feet, to an iron pin; thence, S 86 deg. 02 E 144.12 feet to an iron pin; thence N 4 dee. 13' E 210 feel to an iron pin in the southerly margin of Vantrease Road; thence, with said Road, N 86 deg. 02' W 138.25 feet to the beginning.

Being the same property conveyed to Michael R. Metcalf and Suzanne G. Metcalf, husband and wife, by Warranty Deed from MWC, LLC, a Tennessee limited liability company, of record on January 13, 2015, at Instrument No. 20150113-0003479, Davidson County Register of Deeds.

This is property commonly known as 500 Vantrease Road, Nashville, TN 37115
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 8th **day of December, 2021:**

Michael R. Metcalf **Suzanne G. Metcalf**

STATE OF Oklahoma

COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael R. Metcalf and Suzanne G. Metcalf,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of December, 2021:

R G MAYFIELD
Notary Public
State of Oklahoma
Commission #20004716
My Comm. Expires 5/1/2024

Notary Public

My Commission Expires: 5-1-2024

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$483,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 9th DAY OF December, 2021.

Notary Public

My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/13/2021 (date ~~of document~~).

Affiant Signature

12/13/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of December, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025