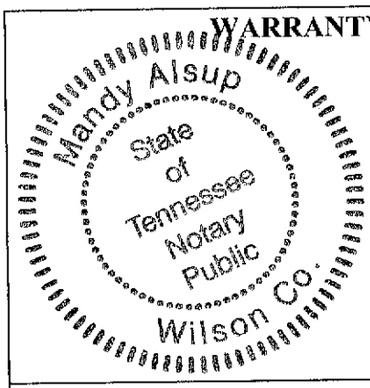
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/25/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Key	Mortgage Investors Group	
(NAME) 5016 Bonnavista Drive	(NAME) 8320 East Walker Springs Lane, Suite 200	74-12-131
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JONATHAN R. RODRIGUEZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON KEY, UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 527, Hermitage Hills Subdivision, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 527 fronts 120.0 feet on the curving northerly margin of Bonnavista Drive and runs back between liens measuring 134.3 feet on the westerly line and 108.65 feet on the easterly line to a dead line at the rear, measuring 57.8 feet thereon.

Being the same property conveyed to Jonathan R. Rodriguez, unmarried by deed from Carma Morrow Vantrease and Terri Morrow Hogan, of record in Book 11603, page 491 and further conveyed to Jonathan R. Rodriguez by deed of record as Instrument No. 20070530-0064319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 3300, pages 1 and 2, said Register's Office; and (c) restrictive covenants of record in Book 3222, page 154, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5016 Bonnavista Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Davidson County DEEDWARR
Recvd: 05/27/10 13:00 3 pgs
Fees:18.00 Taxes:462.50
20100527-0040971

Witness my hand this 25th day of May, 2010.

Jonathan R. Rodriguez

By: Glenda Wishard
Glenda F. Wishard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda F. Wishard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan R. Rodriguez, and who acknowledged that she executed the same as the free act and deed of Jonathan R. Rodriguez.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2010.

:

John Gregory Hardeman Notary Public



My Commission Expires MAR. 4, 2013

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9/2/2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON