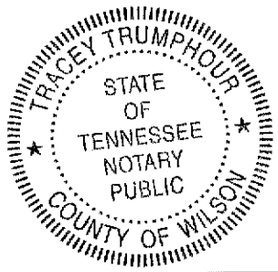
File No. 210040523

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Matthew A. Nevans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2010.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: September 2, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/22/10 13:49 3 pgs
Fees:18.00 Taxes:222.00
20100622-0048728

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Nevans	Mortgage Investors Group	
(NAME) 119 Brooke Castle Drive	(NAME) 8320 E. Walker Springs Lane, #200	075-08-0A-017.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 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 considerations, the receipt of which is hereby acknowledged, I,

Glenda Bramblett, an unmarried woman

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Matthew A. Nevans, an unmarried man,

hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 119 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, of record in Book 6250, Page 627 and Book 6250, Page 691, as amended by Surveyor's Certificate of Correction in Book 6680, Page 905, re-recorded in Book 6727, Page 726, and Book 6919, Page 571, Register's Office for Davidson County, Tennessee. The premises herein conveyed is a condominium apartment established pursuant to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brooke Castle condominiums of record in Book 6519, page 747, Register's office for Davidson County, Tennessee.

Being the same property conveyed to James H. Nevans and Glenda Bramblett by Deed dated December 10, 2008 from Shannon D. Steele, unmarried of record in Instrument No. 20081211-0119304, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record, in addition to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 691, amending Book 2650, Page 627, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 119 Brooke Castle 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 GRANTEE(S), His 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), His 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 hand this 17th day of June, 2010.

Glenda Bramblett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Glenda Bramblett the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

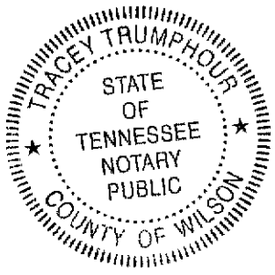
Witness my hand at office this 17th day of June, 2010.

Commission expires: September 2, 2013

Tracey Trumphour Notary Public

File Number: 210040523

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



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