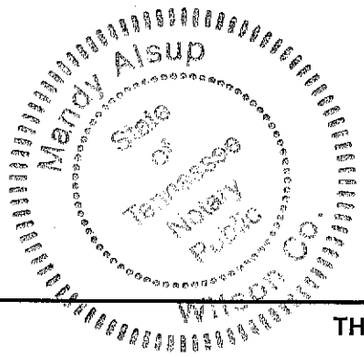
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00

Tammy Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2011.

Mandy Alsup
Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Fritz	Mortgage Investors Group	087050A15400CO
(NAME)	(NAME)	
4047 FARMINGHAM WOODS Drive	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076-4405	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, we, **James W. Casserly, III and wife, Sarah L. Casserly, formerly known as Sarah L. Bardzinski**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher Fritz and Julie M. Fritz, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 57 on the Plan of Final Plat of Farmingham Woods, Phase IV, of record in Book 7900, Page 555, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James W. Casserly, III, an unmarried man and Sarah L. Bardzinski, an unmarried woman, tenants in common with right of survivorship by Warranty Deed dated June 15, 2007 from Greggory P. Jennings and wife, Kimberly D. Jennings and filed for record on June 19, 2007 in Instrument 20070619-0073113, Register's Office for Davidson County, Tennessee. The above stated Sarah L. Bardinski having since married and now known as Sarah L. Casserly.

All matters as set forth per Boundary Plat Book 7900, Page 173 and Plat Book 7900, Page 555, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8238, Page 176 as amended in Book 8351, Page 533, Book 8447, Page 635 and Book 9006, Page 414, said Register's Office.

Davidson County	**DEEDWARR**
Recvd: 03/01/11 10:48	**3 pgs**
Fees:18.00 Taxes:590.15	
20110301-0016334	

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 4047 FARMINGHAM WOODS Drive, HERMITAGE, TN 37076-4405
(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), their heirs and/or 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), their heirs and/or 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 25th day of February, 2011.

James W. Casserly III by Sarah L. Casserly his attorney in fact

James W. Casserly III
By: Sarah L. Casserly, His Attorney In Fact

Sarah L. Casserly

State of Tennessee
County of Wilson

On this 25th day of February, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sarah L. Casserly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of James W. Casserly, III, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20110301-0016333 Register's Office of Davidson County, Tennessee.

Witness my hand and Official Seal this 25th day of February, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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 Sarah L. Casserly, the bargainor(s), 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of February, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, 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

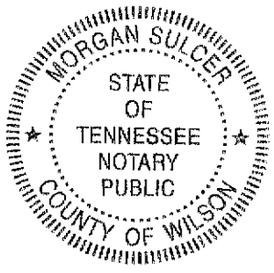
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013