WARRANTY DEED

G-VRE-11-1917

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Hillary Torrence
Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2011.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Seth D. Mosley	Mortgage Investors Group	
1917 Eastland Avenue (ADDRESS)	(NAME) 8320 East Walker Springs Lane (ADDRESS)	083060A00400CO
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHAYE S. LARSEN, UNMARRIED NOW KNOWN AS CHAYE A. SPECTOR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SETH D. MOSLEY AND CELI OTTOSSON, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 4, SCOTT AVENUE TOWNHOMES, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20050114-0005282 (ERRONEOUSLY REFERRED TO AS INSTRUMENT NO. 20050114-005282 IN DEED OF ACQUISITION), AS AMENDED IN INSTRUMENT NO. 20050126-0009812, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JOT RICHARD MCCLOUD, A SINGLE PERSON TO CHAYE S. LARSEN AND HUSBAND, CHRISTOPHER S. LARSEN AS RECORDED ON THE 9TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060309-0027360 AND QUITCLAIM DEED FROM CHRISTOPHER S. LARSEN (BEING ONE AND THE SAME PERSON AS CHRISTOPHER STEPHEN LARSEN), AN UNMARRIED PERSON TO CHAYE S. LARSEN (BEING ONE AND THE SAME PERSON AS CHAYE SPECTOR LARSEN), AN UNMARRIED PERSON AS RECORDED ON THE 13TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070913-0110072, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 38; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20050114-0005281; MASTER DEED OF RECORD INSTRUMENT NO. 20050114-0050114-0005282 AMENDED IN INSTRUMENT NO. 20050126-0009812; CONVEYANCE TO HOA IN INSTRUMENT NO. 20060713-0084325 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1917 Eastland Avenue, Nashville, Tennessee 37206
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20110025942 DEEDWARR
Recvd: 05/03/11 08:47 2 pgs
Fees:13.00 Taxes:814.00
20110503-0033642

Witness my/our hand(s) this 29th day of April, 2011.

Chaye A. Spector

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chaye S. Larsen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903