Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $293,400.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2011.

Notary Public
My commission expires: 11.5.2012

03-1106-37163

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Mark E. Stromatt | Mortgage Investors Group | 142-15-0-E 016.00CO |
| 7041 Wild Iris Drive | 8320 E. Walker Springs Lane | |
| Nashville TN 37221 | Knoxville, TN 37923 | |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melvin R. Villere, unmarried, and Kenneth W. Jones, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark E. Stromatt, unmarried hereinafter called the Grantees, their successors 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. 16, on the Plan of Wildflower Place, of record in Book 9700, Page 444, corrected in Book 10638, Page 498, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melvin R. Villere and Kenneth W. Jones by deed from B&B Investments Properties of Brentwood, dated April 11, 2008, recorded April 15, 2008, in Instrument No. 20080415-0038224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7041 Wild Iris Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110046121 DEEDWARR
Recvd: 07/29/11 11:02 2 pgs
Fees:13.00 Taxes:1085.58
20110729-0058245

WITNESS my hand this 26th day of July, 2011.

Melvin R Villere By: Attorney in fact

Melvin R. Villere By: Timothy Guilfoil,
Attorney in fact

Kenneth W. Jones By: Attorney in fact

Kenneth W. Jones By: Timothy Guilfoil,
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, the within named Timothy Guilfoil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Melvin R. Villere and Kenneth W. Jones and that he/she/they is/are authorized by Melvin R. Villere and Kenneth W. Jones to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 26th day of July, 2011.

Rachelle Caudill
State of Tennessee at Large

My commission expires: 09/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY