Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 475
Nashville, TN 37215

02-1202-47735

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Jessica Adams
Affiant

Subscribed and sworn to before me, this 23rd **day of February, 2012.**

Notary Public
My commission expires: 5-4-15

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jessica Wenzler 2439 Broadview Dr. Nashville TN 37217	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	149-03-0 008.00

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, Brent Leonard Baxter, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica Wenzler, 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. 420, on the Plan of Section Six, Edge-O-Lake Estates, of record in Plat Book 3700, Pages 15 & 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent Leonard Baxter, by deed from Gregory Yarnell and wife, Carissa Yarnell, dated August 18, 2005 recorded August 24, 2005 of record in Instrument No. 20050824-0100642, said Register's Office. Emily Baxter, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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 2439 Broadview Dr., Nashville, TN 37217

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:T20120018589 DEEDWARR
Recvd: 03/14/12 10:34 2 pgs
Fees:13.00 Taxes:388.50
20120314-0021870

Revised 10/16/2004

WITNESS my hand this 23rd day of February, 2012.

Brent Leonard Baxter

Emily Baxter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brent Leonard Baxter and Emily Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of February, 2012.

Notary Public
State of Tennessee at Large

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 9/3/12