THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215 return **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30626-05-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. JANIS L. ADAMS Affiant Subscribed and sworn to before me this 2nd day of July, 2012. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires Notary Public 5-4-15

WARRANTY DEED

Address New Owner: Sharon Jane Harms, Clarence William Henig, III 6529 Cornwall Drive Nashville, TN 37205	**Send Tax Bills To:** MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LANE, #200 KNOXVILLE, TN 37923	**Tax Information:** Map and Parcel No.: 115 100 02300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Felix M. Morel and wife, Katherine P. Morel**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sharon Jane Harms and Clarence William Henig, III** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6529 Cornwall Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of July, 2012.

Felix M. Morel

Katherine P. Morel

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Felix M. Morel and Katherine P. Morel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20120053156 DEEDWARR
Recvd: 07/19/12 09:47 2 pgs
Fees: 13.00 Taxes: 1258.00

20120719-0063470

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Section Two West Meade Estates, as of record in Plat Book 2900, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Felix M. Morel and Katherine P. Morel by deed dated May 24, 2005, from Todd E. Frazier and Jennifer J. Understahl, of record in Instrument No. 20050615-0068781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2012 taxes having been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3134, page 426; Book 3462, page 281; and Book 4503, page 111, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2900, page 118, Register's Office for Davidson County, Tennessee.