WARRANTY DEED

G-KW-12-2102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-11-15

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC
LAURA D. BERRY STATE OF

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
Michael Y. Gregory	Mortgage Investors Group	
2102 Jones Avenue (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	71-8-136.00

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 CALEB PLAIN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL Y. GREGORY AND WIFE, CELIA S. GREGORY, 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 LOT 149, MAP OF JOYWOOD HEIGHTS, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 91, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CALEB PLAIN BY WARRANTY DEED FROM NICK DORROLL, RECORDED ON THE 25TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080625-0065479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUSING THOSE IN PLAT BOOK 1130, PAGE 91; AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 1373, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 2102 Jones Avenue, Nashville, Tennessee 37207
(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:T20120062646 DEEDWARR
Recvd: 08/22/12 09:30 2 pgs
Fees:13.00 Taxes:580.90
20120822-0075295

Witness my/our hand(s) this 27th day of July, 2012.

Caleb Plain

Jessica M. Plain

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caleb Plain and Jessica M. Plain, 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 27th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067