WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Ashley Salisbury
Affiant

Subscribed and sworn to before me, this 19th DAY OF September, 2012.

Leonne J. Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

R-VRES-12-2601

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
John Connolly	Mortgage Inv Grp (NAME)	
2601 Oakland Avenue (ADDRESS)	8320 E. Walker Springs Ln, #200 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	117-04-0-080.00

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, I/we JAMES L. MOSBY AND SUSAN B. MOSBY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY CONNOLLY, AN UNMARRIED WOMAN, AS TO A 25% PERCENT INTEREST, AND JOHN CONNOLLY AND WIFE, ANNE CONNOLLY, AS TO A 75% INTEREST; THE INTERESTS AS THEY RELATE TO ONE ANOTHER TO BE AS TENANTS IN COMMON, 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 THE NORTHERLY 60 FEET OF LOT NO. 199 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN CALLED BELMONT HEIGHTS, AS OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 199 FRONTS 60 FEET ON THE WESTERLY SIDE OF OAKLAND AND RUNS BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF SWEETBRIER AVENUE, 174 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. MOSBY AND SUSAN B. MOSBY BY DEED FROM MARTIN DOUGLAS COOK, JR. AND WIFE, IRIS VAN TURNHOUT COOK OF RECORD AT INSTRUMENT NO. 20030123-0009892, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 16, 2003.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 34; AND BOOK 8067, PAGE 583; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2601 Oakland Avenue, Nashville, Tennessee 37212
(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:T20120072937 DEEDWARR
Recvd: 09/27/12 09:42 2 pgs
Fees:13.00 Taxes:1665.00
20120927-0087938

Witness my/our hand(s) this 19th day of September, 2012.

James L. Mosby

Susan B. Mosby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Mosby and Susan B. Mosby, 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 19th day of September, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
3672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122