WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00 Ashley Salisbury Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of October, 2012 Connie J Buchanan Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megen Rae Smith	Mortgage Investors Group	61-16-251.00
(NAME) 1250 Ardee Avenue	(NAME) 8320 East Walker Springs Lane Suite 200	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Knoxville, TN, 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Anthony Pence, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Megen Rae Smith, an unmarried person, hereinafter called the Grantees, their heirs 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. 25, Block D, Sunnymeade Subdivision, as shown by Plat of record in Plat Book 974, Pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony Pence by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated May 18, 2012, filed July 9, 2012, in Instrument No. 20120709-0059999, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustees Deed recorded January 12, 2012 in Instrument Number 20120112-0003292, Register's Office of Davidson County, Tennessee.

Upon oath, Anthony Pence, warrants, covenants and certifies that the subject property is not his principal residence as defined by statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1250 Ardee Avenue, Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20120078876 DEEDWARR
Recvd: 10/17/12 10:25 2 pgs
Fees:13.00 Taxes:542.05
20121017-0095137

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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.

Witness my hand this 9 day of October, 2012.

Anthony Pence, BY: Terry Meinking,
Attorney-In-Fact
BY: Terry Meinking, Attorney-In-Fact

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned Notary, personally appeared Terry Meinking, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Anthony Pence, and who acknowledged that he executed the same as the free act and deed of the said Anthony Pence, by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book~~ V, ~~page~~ V, said Register's Office.
INST# 2012 1017 0095136

Witness my hand and official seal this 09th day of October, 2012.

Nicole E. Meinking
NOTARY PUBLIC

My Commission Expires: July 12, 2014

State Of Ohio
Notary Public
Nicole E Meinking
My Commission Expires 07/12/2014