This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130015559 DEEDWARR
Recvd: 02/25/13 13:43 2 pgs
Fees:13.00 Taxes:536.50
20130225-0018640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $145,000.00.

Affiant

Subscribed and sworn before me this the 20th day of February, 2013.

Notary Public
My commission expires:

DAVID G.A. BOETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel W. Eller	Mortgage Investors Group	64-16C-105
1208 Wembley Dr.	8320 E Walker Springs Lane, Ste 200	
Hermitage, TN 37076	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CRYSTAL B. HENNESSEE AND HUSBAND, JESSE RIGSBY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL W. ELLER AND JESSICA L. ELLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60, on the plan of Section Four, Wembley Downs, as shown on plat of record in Plat Book 7900, page 456, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Crystal B. Hennessee, a single woman by deed from Marc Hughes, a marrie d man, dated April 30, 2006 of record in Instrument No. 20060428-0048956, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1208 Wembley Dr., Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 20th day of February, 2013.

Crystal B. Hennessee
Crystal B. Hennessee

Jesse Rigsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Crystal B. Hennessee and Jesse Rigsby, 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 and official seal this 20th day of February, 2013.

My commission expires: 9/9/14

Notary Public



CBA