WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. JOY CARNEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

G-MIG-13-3713

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter Holland (NAME)	**Mortgage Investors Group** (NAME)	
3713 Princeton Avenue (ADDRESS)	**8320 East Walker Springs Lane, Suite 200** (ADDRESS)	**10405016300**
Nashville, TN 37205 (CITY) (STATE) (ZIP)	**Knoxville, TN 37923** (CITY) (STATE) (ZIP)	

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, **JENNIFER MICHELLE BALDWIN, TRUSTEE of THE NORMAJEAN S. WULFERS REVOCABLE TRUST DATED JULY 15, 2011,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PETER HOLLAND, UNMARRIED AND CAITLYN GIBBONS, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 405, PLAN OF RICHLAND REALTY CO'S DIVISION "C", AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 31, 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 BY WARRANTY DEED FROM PAULINE BISHOP LAWRENCE COCKRAN TO NORMAJEAN S. WULFERS AS RECORDED ON THE 20TH DAY OF FEBRUARY, 1967 IN DEED BOOK 4104, PAGE 191 AND QUITCLAIM DEED FROM NORMAJEAN S. WULFERS TO NORMAJEAN S. WULFERS REVOCABLE TRUST DATED JULY 15, 2011 AS RECORDED ON THE 18TH DAY OF JANUARY, 2012 IN INSTRUMENT NO. 20120118-0004977, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 31 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3713 Princeton Avenue Nashville, Tennessee 37205**
(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:T20130017060 DEEDWARR
Recvd: 03/01/13 10:02 2 pgs
Fees:13.00 Taxes:1184.00
20130301-0020591

Witness my/our hand(s) this 22nd day of February, 2013.

The Normajean S. Wulfers Revocable Trust

BY: _____, TR
Jennifer Michelle Baldwin, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of February, 2013, before me personally appeared Jennifer Michelle Baldwin, Trustee of The Normajean S. Wulfers Revocable Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 22nd day of February, 2013.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212