WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay S. Crosson	MORTGAGE INVESTORS GROUP	Map 155-16-A
(NAME)	(NAME)	
300 Hollybrook Crescent	8320 E WALKER SPRINGS LN #200	Parcel 180 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JONATHAN RONIGER AND DEIDRE RONIGER, CO-TRUSTEES OF THE RONIGER REVOCABLE TRUST DATED JULY 23, 2007**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAY S. CROSSON AND F. MARIE CROSSON, HUSBAND AND WIFE,** 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. 195 on the Plan of Traceside Estates, Section Seven, of record in Plat Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan Roniger and Deidre Roniger, Co-Trustees of The Roniger Revocable Trust Dated July 23, 2007, by deed from Kevin A. Hopkins and wife, Lynn T. Hopkins, of record in Instrument #20080508-0047900, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 423, said Register's Office; (c) Bylaws of record in Book 9668, page 899, said Register's Office; and (d) restrictive covenants of record in Book 3857, page 858, Book 3866, page 656, Book 9236, page 504, Book 9435, page 493, Book 9677, page 675, Instrument #20020111-0004996 and Instrument #20020116-0006610, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 300 Hollybrook Crescent, Nashville, TN 37221
A/K/A 4917 Traceway Drive, Nashville, TN 37221
(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20130018824 DEEDWARR
Recvd: 03/07/13 13:54 2 pgs
Fees:13.00 Taxes:1261.70

20130307-0022935

Witness our hands this 23rd day of February, 2013.

Jonathan Roniger, Co-Trustee

Deidre Roniger, Co-Trustee

STATE OF LOUISIANA
COUNTY OF ORLEANS

Personally appeared before me, the undersigned notary public, Jonathan Roniger and Deidre Roniger with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of The Roniger Revocable Trust Dated July 23, 2007, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand and official seal at 5700 Magazine St. New Orleans, LA 70115, Louisiana this 23rd day of February, 2013

Commission expires: Ø

Carolyn Aiken Chesnutt
Notary Public

Carolyn Aiken Chesnutt
Notary Public
State of Louisiana