#1-6653

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

39-B
File #13-1077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Parrish,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Grothe and Dena L. Grothe, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 223 on the Map of Inglewood Place Subdivision of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said easterly one-half on Lot No. 223 fronts 50.0 feet on the northerly side of McChesney Avenue and extends back between parallel lines 205.0 feet to a dead line in the rear.

Being the same property conveyed to Jason Parrish by deed from Edward Brannon and wife, Carol Brannon, dated May 14, 2004, of record in Instrument Number ~~20040518-005832,~~ 20040518-0058382 Register's Office for Davidson County, Tennessee. Scrivener's Affidavit filed to correct spelling of the seller's name, Jason Parrish, of record in Instrument Number 20130314-0025263, Register's Office for Davidson County, Tennessee.

The property conveyed herein has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1123 McChesney Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

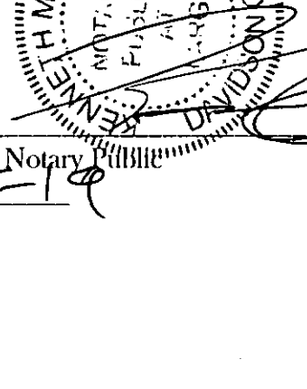
WITNESS THE EXECUTION HEREOF this 18th day of March, 2013.

Jason Parrish

BILL GARRETT, Davidson County
Trans:T20130022676 DEEDWARR
Recvd: 03/20/13 10:03 2 pgs
Fees:13.00 Taxes:747.03
20130320-0027541

State of Tennessee)
County of Davidson)

On this 18th day of March, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jason Parrish, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

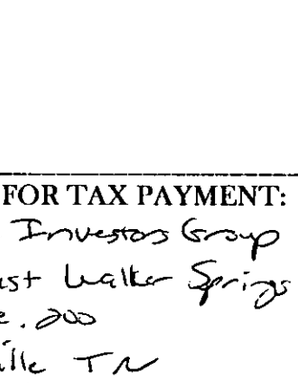
My Commission Expires: 7-8-18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 201,900.00.

Affiant

Sworn and subscribed before me on this the 18th day of March, 2013.



Notary Public

My Commission Expires: 7-

NEW OWNER:
Michael Grothe
1123 McChesney Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
Mortgage Investors Group
8320 East Walker Springs Lane
Ste. 200
Knoxville TN
37923

TAX MAP-PARCEL #:
72-3-31