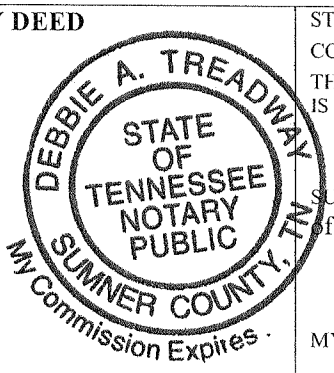
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **5th** day of **April, 2013**

Debbie A. Treadway
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaneitha D. Kelly	Mortgage Investors Group	141060D088.00CO
(NAME)	(NAME)	
3299 Harpeth Springs Drive	8320 East Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, Michael S. Ragland, and wife, Emily Campbell Ragland hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kaneitha D. Kelly, 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 Unit No. 88 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael S. Ragland by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders dated June 28, 2004 of record in Instrument No. 20040701-0078751, Register's Office of Davidson County, Tennessee.

Emily Campbell Ragland joins into the execution of this instrument to convey all interest she may have in the subject property by virtue of her marriage.

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 3299 Harpeth Springs Drive, Nashville, TN 37221

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.

Davidson County DEEDWARR
Recvd: 04/09/13 12:04 3 pgs
Fees:18.00 Taxes:469.90
20130409-0035051

MSR ECR

Witness our hands this **5th** day of **April, 2013**

Michael S. Ragland

Michael S. Ragland

Emily Campbell Ragland by Michael S. Ragland, Attorney in fact

Emily Campbell Ragland by Michael S. Ragland, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Michael S. Ragland**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **April, 2013**

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 8/29/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Michael S. Ragland, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Emily Campbell Ragland, and who acknowledged that she executed the same as the free act and deed of the said Emily Campbell Ragland, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # _____, said Register's Office.

Witness my hand and official seal this 5th day of April, 2013.

NOTARY

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/29/2014

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

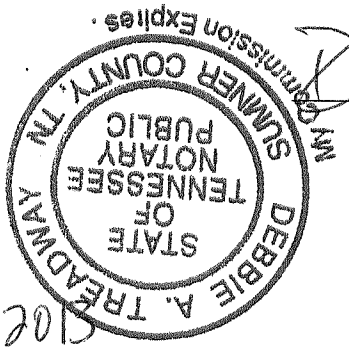
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

(SEAL)

My Commission Expires: 4/23/2015