WARRANTY DEED

SR13-2011

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

THIS INSTRUMENT WAS PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin L. Carlson	Mortgage Investors Group	
2011 Oakwood Ave (ADDRESS)	8320 East Walker Springs Lane (NAME)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (ADDRESS) (CITY) (STATE) (ZIP)	072-05-009.00

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, we RICHARD BLOCK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBIN L. CARLSON AND HUSBAND, DONALD E. CARLSON, JR., WIFE AND HUSBAND, 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 No. 5 on the Map of Section One, Joywood Heights, of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret L. Arntzen by Deed from Terrell A. Harper and wife, Lori Michelle Sawyer Harper of record in Book 9502, Page 791, Register's Office for Davidson County, Tennessee, dated October 24, 1994 and recorded on October 27, 1994.

Being the same property conveyed to Richard Block by Deed from Margaret L. Arntzen, unmarried of record in Instrument No. 20130103-0000846, Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on January 3, 2013.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Grantor has never occupied said property as his primary residence.

unimproved ( )
This is improved (X) property, known as 2011 Oakwood Ave, Nashville, Tennessee 37207
(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.

Witness my/our hand(s) this 6th day of May, 2013.

Richard Block

Davidson County DEEDWARR
Recvd: 05/08/13 11:21 3 pgs
Fees:18.00 Taxes:344.10
20130508-0046516

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of May, 2013, before me personally appeared Richard Block to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of May, 2013.

Notary Public

My Commission Expires: 9/21/2015

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton |
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Carol Clawson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol Clawson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Carol Clawson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela Jo Smithson
Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY