WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to me on May 3, 2013

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130039169 DEEDWARR
Recvd: 05/10/13 09:07 2 pgs
Fees:13.00 Taxes:1017.50

20130510-0047336

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason and Gael Whalen 109 Jefferson Square Nashville, TN 37215	Mortgage Investors Group 8320 East Walker Springs Ln. #200 Knoxville, TN 37923	131 05 0A/109.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Catherine Porter Moore, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jason M. Whalen and wife, Gael Whalen, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 109 on the Plan of Section One, Jefferson Square Townhouses, as of record in Book 4675, page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a Horizontal Property Regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693; Book 8550, page 3; Instrument No. 20051027-0130020, and Instrument No. 20100503-0033416, Register's Office for said County.
>
> Being the same property conveyed from Todd E. Grabois and wife, Melissa Grabois by deed to Catherine Porter Moore, dated April 26, 2001, of record in Instrument No. 20110427-0032039, Register's Office for Davidson County, Tennessee.
>
> This property is also known as improved property located at 109 Jefferson Square, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

Catherine Porter Moore

STATE OF Texas

COUNTY OF Tarrant

On this 5th day of May, 2013, before me, the undersigned Notary Public, personally appeared Catherine Porter Moore, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

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

Notary Public
My Commission Expires: 5/29/2016

EVELYN JANNETTE RAMIREZ
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
05-29-2016