BILL GARRETT, Davidson County
Trans:T20130042845 DEEDWARR
Recvd: 05/22/13 14:00 2 pgs
Fees:13.00 Taxes:1588.78

20130522-0051809

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,400.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-KW-13-1407

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Zeller	Mortgage Investors Group	
1407 Franklin Avenue	8320 E. Walker Springs	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	083-05-0 351.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CATHEDRAL HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL ZELLER, 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 THE EASTERLY 45 FEET OF LOT NO 45 ON THE MAP OF THE SUBDIVISION OF PART OF THE WEAKLEY HOME PLACE, OF RECORD IN BOOK 421 PAGE 36 REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO CATHEDRAL HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM WILLIAM H. LASSITER, JR., EXECUTOR OF THE ESTATE OF LEMUEL JOSEPH LASATER, RECORDED ON THE 10TH DAY OF DECEMBER, 2012 IN INSTRUMENT NO. 20121210-0113740, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE(S) 36, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1407 Franklin Avenue, Nashville, Tennessee 37206
(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 15th day of May, 2013.

Cathedral Homes, LLC, a Tennessee limited liability company

BY: Michael Garafola, Managing Member

Michael Garafola, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared MICHAEL GARAFOLA to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING MEMBER of Cathedral Homes, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of May, 2013.

Notary Public
My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903