This document prepared by (~~and after recording return to~~):		)	**Return to:**
		)	**Foundation Title and Escrow, LLC.**
Name:	**William Davis, Attorney, P.C.**	)	**2672 N. Mt. Juliet Rd.**
Address:	**219 Ward Circle, Ste 5**	)	**Mt. Juliet, TN 37122**
City, State, Zip:	**Brentwood, TN, 37027**	)	
Phone:	**615-369-0039**	)	
		)	
		)	
		)	
		)	
		)	--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stephen A. Mitchell and wife, Karen R. Mitchell,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Marshall Offutt and Jennifer Offutt, husband and wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Abbay Hall, Section I, of record in Plat Book 2331, Page 18 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephen A. Mitchell and wife, Karen R. Mitchell by Deed from David lee Yando and wife, Lora Chambers Yando, dated 03/14/2003 and filed for record on 03/18/2003 in Instrument 200303180035782, Register's Office for Davidson County, Tennessee.

Map & Parcel: 13313006300

This property is known as: **4709 Danby Dr., Nashville, TN 37211**

BILL GARRETT, Davidson County
Trans:T20130043698 DEEDWARR
Recvd: 05/24/13 11:08 3 pgs
Fees:18.00 Taxes:786.25
20130524-0052804

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 16th day of May, 2013.

Stephen A. Mitchell, Grantor

Karen R. Mitchell, Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen A. Mitchell and Karen R. Mitchell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of May, 2013.

NOTARY PUBLIC

GERALD A. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-15-14

Grantee(s) Name, Address:	Send Tax Statement To:
Marshall Offutt and Jennifer Offutt	Mortgage Investors Group
4709 Danby Dr.	8320 East Walker Springs Lane, Ste 200
Nashville, TN 37211	Knoxville, TN 37923

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 212,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of May, 2013.

Affiant

DONNA TISDALE
Type or Print Name

(Seal)

Notary Public

My commission expires:

1-19-14

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

GERALD A. SMITH JR.
Type or Print Name