BILL GARRETT, Davidson County
Trans:T20130044917 DEEDWARR
Recvd: 05/30/13 10:32 2 pgs
Fees:13.00 Taxes:347.80
20130530-0054340

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $94,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2013.

Notary Public:
My Commission Expires: 1-9-16

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Name and Address and New Owner:
Ajay Gupta
6215 Laredo Avenue
Nashville, TN 37209

Send Tax Bills To:
Mortgage Investors Grp
8320 E. Walker Springs Ln, Ste 200
Knoxville, TN 37923

Map/Parcel Number:
091-05-0-113.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Earl D. Larson and Mary S. Larson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ajay Gupta, an unmarried man hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 30, on the plan of Moss Wood, Section I, of record in Book 2663, Page 102, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Earl D. Larson and wife, Mary S. Larson from Leslie Ann Baer, an unmarried woman by Warranty Deed dated September 12, 2006 recorded in Instrument No. 20060915-0114547, Register Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
Taxes and assessments for the year 2013 and subsequent years.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 6215 Laredo Avenue, Nashville, TN 37209

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 23rd day of May, 2013.

Earl D. Larson

Mary S. Larson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Earl D. Larson and Mary S. Larson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of May, 2013.

Commission Expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public:

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075