RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01088-14850

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 142,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2013.

Notary Public

My commission expires: 4/6/2015

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JACLYN CLARK **JOSHUA CL ARK**	Mortgage Investors Group	**06106014000**
437 BROADMOOR DRIVE	8320 E. Walker Springs Ln. Suite 200	
NASHVILLE, TN 37216	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

LORETTA M SULLIVAN, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JACLYN CLARK and JOSHUA CL ARK, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 Plan of Gra-Mar Acres, Section 14, of record in Book 4300, page 53, Register's Office for said County, described as follows:

SAID Lot No. 5 fronts 100 feet on the northerly side of Broadmoor Drive and runs back 357.5 feet on the easterly line and 341.2 feet on the westerly line to a dead line in the rear on which it measures 119 feet.

BEING THE SAME PROPERTY CONVEYED TO HAROLD W SULLIVAN, SR AND WIFE, LORETTA M SULLIVAN BY WARRANTY DEED FROM CARL H HUTSON AND WIFE, BESSIE M HUTSON DATED 07/15/81 AND RECORDED ON 07/16/81 IN BOOK 5771, PAGE 65, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE SAID HAROLD W SULLIVAN, SR DIED ON OCTOBER 2, 2012 PER CERTIFICATE OF DEATH DATED OCTOBER 11, 2012, STATE OF TENNESSEE OFFICE OF VITAL RECORDS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 437 BROADMOOR DRIVE, NASHVILLE, TN 37216.

Davidson County DEEDWARR
Recvd: 06/05/13 08:41 3 pgs
Fees:18.00 Taxes:527.25
20130605-0056715

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 3rd day of June, 2013.

Loretta M Sullivan
LORETTA M SULLIVAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LORETTA M SULLIVAN, the within named Grantors, 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, at office, this 3rd day of June, 2013.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

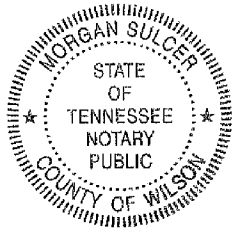
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013