THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130053603 DEEDWARR
Recvd: 06/25/13 09:15 2 pgs
Fees:13.00 Taxes:721.50
20130625-0065026

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***195,000.00.

Amanda Lynn Shadowens
Affiant

Subscribed and sworn to before me this 20 day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Amanda Lynn Shadowens 1411 Stratford Avenue Nashville, Tennessee 37216	Mortgage Investors Group 8320 E. Walker Springs Lane Suite 200 Knoxville, Tennessee 37923	MAP 072-04-0 PARCEL 089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand and 00/100 Dollars ($***195,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, William Frederick Lee, Jr., Jean Ann Sullins and Mary Amanda Crabtree (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Amanda Lynn Shadowens, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1, Block B, on the Plan of Inglewood Golf Club Subdivision of record in Book 843, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING part of the same property conveyed to William Frederick Lee by Warranty Deed dated June 8, 1949, from Eve Underwood, widow of Clyde Underwood, deceased, of record in Book 1726, page 21, Register's Office for Davidson County, Tennessee, and being part of the same property subsequently conveyed to William Frederick Lee and wife, Martha Ruble Lee, as tenants by the entirety, by Quitclaim Deed dated June 18, 1971, from William Frederick Lee of record in Book 4513, page 76, Register's Office for Davidson County; the said Martha Ruble Lee having since died June 10, 2007, and the said William Frederick Lee having since died testate on April 12, 2012, and by his Last Will and Testament of record as Docket No. 12P-795 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) the subject property was devised to his children, William Frederick Lee, Jr., Jean Ann Sullins and Mary Ann Crabtree.

This is improved property known as 1411 Stratford Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Inglewood Golf Club Subdivision, Block B, of record in Book 843, page 65, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 20 day of June, 2013.

William Frederick Lee, Jr.

Jean Ann Sullins

Mary Amanda Crabtree

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 William Frederick Lee, Jr., Jean Ann Sullins and Mary Amanda Crabtree, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY