PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/01/13 10:46 3 pgs
Fees:18.00 Taxes:847.30
20130801-0080118

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of July, 2013 by and between Douglas V. Smelser and Nancy J. Rankin, husband and wife, hereinafter referred to as GRANTOR, and Benjamin S. Platt and wife, Megan A. Platt, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 342, on the plan of Bradford Hills, of record in Plat Book 7900, page 6 and Book 7900, page 239, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Douglas V. Smelser and Nancy J. Rankin, as husband and wife, by Quitclaim Deed from Douglas V. Smelser, dated December 20, 2005, recorded December 28, 2005, of record in Instrument 200512280154987, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Douglas V. Smelser by Warranty Deed from Saralyn Wolf, dated December 28, 1995, recorded December 29, 1995, of record in Book 9903, page 661, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1508 Roundhill Ct., Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Douglas V. Smelser

Nancy J. Rankin

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Douglas V. Smelser and Nancy J. Rankin, husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of July, 2013.

Suzanne Thomas
Notary Public

My Commission Expires:_____

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

Name and Address of Property Owner:
Benjamin S. Platt and Megan E. Platt
1508 Roundhill Ct.,
Nashville, TN 37211

Send Tax Statements to:

Mortgage Investors
8320 E Walker Springs Ln
Knoxville TN 37923

Map and Parcel 172.12-0A-076.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $229,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of July, 2013.

Notary Public

My Commission Expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-214

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

