BILL GARRETT, Davidson County
Trans:T20130069892 DEEDWARR
Recvd: 08/14/13 10:10 2 pgs
Fees:13.00 Taxes:1128.50

20130814-0085236

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Thom R Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5 2014
(AFFIX SEAL)

R-VRES-13-309-302

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas K. Brown (NAME)	**Mortgage Investors Group** (NAME)	
309 Church Street #302 (ADDRESS)	**8320 E. Walker Springs Lane, Suite 200** (ADDRESS)	**093-06-1D-302.00**
Nashville, TN 37201 (CITY) (STATE) (ZIP)	**Knoxville, TN 37923-3144** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **STEPHEN B. SHANKLIN, MARRIED AND RICHARD L. FINNEY, III, MARRIED,,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS K. BROWN AND LISA C. BROWN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 302 , THE EXCHANGE LOFTS OF THE BANNER BLOCK CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050527-0060419, AS AMENDED IN INSTRUMENT NO. 20060927-0115946, INSTRUMENT NO. 20060728-0091581, INSTRUMENT NO. 20060731-0092812, INSTRUMENT NO. 20060907-0110529, INSTRUMENT NO. 20061013-0127441 AND INSTRUMENT NO. 20061027-0133858, 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 THE SAME PROPERTY CONVEYED TO STEPHEN B. SHANKLIN, MARRIED AND RICHARD L. FINNEY, III, MARRIED, AS TENANTS IN COMMON BY DEED FROM JACOB M. GREENE AND WIFE, SARAH E.C. GREENE OF RECORD AT INSTRUMENT NO. 20110712-0053341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 8, 2011 AND RECORDED ON JULY 12, 2011.

THE ABOVE DESCRIBED PROPERTY WAS INVESTMENT PROPERTY FOR THE GRANTORS AND HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF EITHER OF THE GRANTORS OR THEIR SPOUSE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTES SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050527-0060419 AS AMENDED IN INSTRUMENT NO. 20060927-0115946, INSTRUMENT NO. 20060728-0091581, INSTRUMENT NO. 20060731-0092812, INSTRUMENT NO. 20060907-0110529, INSTRUMENT NO. 20061013-0127441 AND INSTRUMENT NO. 20061027-0133858; ALL MATTERS SET FORTH ON THE SITE PLAN AS EXHIBIT F IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 200505270060419; RESTRICTIVE COVENANTS OF RECORD IN THE REDEVELOPMENT PLAN OF RECORD IN BOOK 9208, PAGE 613 AMENDED IN INSTRUMENT NO. 200206260076795; AGREEMENT OF RECORD IN DEED BOOK 148, PAGE 264; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 200410010118481, INSTRUMENT NO. 200506070064900 AMENDED IN INSTRUMENT NO. 200505110053156 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **309 Church Street #302 Nashville, Tennessee 37201**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 12th day of August, 2013.

Stephen B. Shanklin

Stephen B. Shanklin

Richard L. Finney III by
Stephen B. Shanklin, Attorney in Fact

Richard L. Finney, III by Stephen B. Shanklin, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen B. Shanklin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared STEPHEN B. SHANKLIN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHARD L. FINNEY, III as per the Power of Attoney of record in Instrument No. 20110712-0053342, Register's Office for Davidson County, Tennessee and who acknowledged he executed the same as the free act and deed of the said RICHARD L. FINNEY, III.

Witness my hand and official seal, this the 12th day of August, 2013.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212