Davidson County DEEDWARR Recvd: 09/10/13 08:10 3 pgs Fees:18.00 Taxes:665.63 **20130910-0095220**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00 Affiant Subscribed and sworn to before me, this 30th DAY OF August, 2013. Notary Public MY COMMISSION EXPIRES: 10.11.15 (AFFIX SEAL)

WARRANTY DEED

SR13-2851

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Brakefield	Mortgage Investors Group	
2857 Paddle Wheel Drive (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	062-02B-057.00CO

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 GREGORY W. TAYLOR, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD J. BRAKEFIELD, AN UNMARRIED MAN, 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 Lot No. 135 on the Plan of Abbington Park, Phase One- Section Two, of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, 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 Gregory W. Taylor, an unmarried man by Deed from Beazer Homes Corp., DBA Phillips Builders, A Tennessee Corporation of record in Instrument No. 20040329-0034889, Register's Office for Davidson County, Tennessee, dated March 22, 2004 and recorded on March 29, 2004.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Instrument No. 20030213-0020075, Supplementary Declarations of record in Instrument No. 20040401-0036606 and in Instrument No. 20041217-0149939, Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2857 Paddle Wheel Drive, Nashville, Tennessee 37214
(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 30th day of August, 2013.

Gregory W. Taylor

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of August, 2013, before me personally appeared Gregory W. Taylor, an unmarried man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Taylor, 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 therewith 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, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/12/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067