Prepared by:
Brock & Scott, PLLC
277 Mallory Station Rd., Suite 115
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130098187 DEEDWARR
Recvd: 11/19/13 09:58 2 pgs
Fees:13.00 Taxes:851.00

20131119-0119122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 12th day of November, 2013.

Notary Public
My commission expires:

LESHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Calvin & Tameka Winston	Mortgage Investors Group	126-16-0-A-621.00CO
7464 Riverland Drive	8320 East Walker Springs Lane #200	
Nashville, TN 37221	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel J. Price and his wife, Tonya C. Price, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Calvin Winston and Tameka Winston, husband and wife, hereinafter called the Grantees, their successors 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. 376 on the Plan of Riverwalk, Phase 4-C, of record as Instrument No. 20060328-0035052, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel J. Price and Tonya C. Price,husband and wife, by Warranty Deed from Eric L. Sox and wife, Missi H. Sox, dated September 27, 2011 and recorded September 29,2011 of record at Instrument No. 20110929-0075381, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7464 Riverland Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of November, 2013.

Daniel J. Price

Tonya C. Price

STATE OF Virginia
COUNTY OF Lynchburg

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel J. Price and Tonya C. Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Lynchburg, VA, this 11th day of November, 2013.

Notary Public

My Commission expires: 6/30/17

STEPHEN ANKERICH
NOTARY PUBLIC
REG. #7574583
MY COMMISSION EXPIRES
6/30/17
COMMONWEALTH OF VIRGINIA