THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110091** BILL GARRETT, Davidson County Trans:T20140000112 DEEDWARR Recvd: 01/02/14 09:56 2 pgs Fees:13.00 Taxes:1794.50 20140102-0000120	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00 Affiant Subscribed and sworn to before me, this 27th day of December, 2013. Notary Public My Commission Expires: 12/21/15 TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

WARRANTY DEED

Address New Owner: Ryan D. Levy and Claudia Levy 3608 Belmont Blvd Nashville TN 37215	Send Tax Bills To: Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 11712016200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Clark III and spouse, Jessica Browning Clark** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Levy and Claudia Levy, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOTS 35 AND 36, BLOCK M, MAPLEHURST, as shown on plat of record in Plat Book 6050, Page 585, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John M. Clark III and spouse, Jessica Browning Clark by Warranty Deed from Janette C. Welden, unmarried, recorded on the 8th day of May, 2001 in Instrument No. 20010508-0047576, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 35 AND 36, BLOCK M, MAPLEHURST, as recorded in Plat Book 843, Page(s) 22 and 23 and Plat Book 6050, Page 585.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3608 Belmont Blvd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2013.

John M. Clark III

Jessica Browning Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John M. Clark III and Jessica Browning Clark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014