Warranty Deed

BILL GARRETT, Davidson County Trans:T20140007945 DEEDWARR Recvd: 02/04/14 09:55 2 pgs Fees:13.00 Taxes:1328.30 20140204-0009694	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $159,000.00. Affiant Subscribed and sworn to before me, this the 30th day of January, 2014. Notary Public My commission expires: 8/23/2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen Sinatra	Mortgage Investors Group	
508 South 9th St.	8320 E. Walker Springs Ln. Suite 200	09304013300
Nashville, TN 37206	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NASHVILLE REHABBERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN SINATRA, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 3 on the Plan of G.N. Tillman's Subdivision of certain lots in Williams' 2nd Addition to Edgefield, now East Nashville of record in Plat Book 57, Page 138, 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 part of the same property conveyed to Anita D. Smith by Deed from Ford Consumer Finance Company, Inc. of record in Book 10688, Page 837, Register's Office for Davidson County, Tennessee, dated November 13, 1997 recorded on November 19, 1997.

Being part of the same property conveyed to Jeff L. Flowers and Rhonda D. Flowers, husband and wife by Deed from Anita D. Smith, unmarried of record in Instrument Number 20120906-0080791, Register's Office for Davidson County, Tennessee, dated September 4, 2012, recorded on September 6, 2012.

Being the same property conveyed to Nashville Rehabbers, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jeff L. Flowers and Rhonda D. Flowers, Husband and Wife, of record in Instrument Number 20130521-0051082, Register's Office for Davidson County, Tennessee, dated May 17, 2013, May 21, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 508 South 9th St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of January, 2014.

Nashville Rehabbers, LLC, a Tennessee Limited Liability Company

By:_____
Name: Jeff Flowers
Title: Authorized Agent/Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeff Flowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent/Representative of Nashville Rehabbers, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014