WARRANTY DEED	OATH OF CONSIDERATION:
BILL GARRETT, Davidson County Trans:T20140022061 DEEDWARR Recvd: 04/02/14 10:55 2 pgs Fees:13.00 Taxes:521.70 20140402-0027239	SS. STATE OF TENNESSEE COUNTY OF TN COUNTIES DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $141,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF MARCH, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Bethany Barton **135 Academy Square** **Nashville, TN 37210**	**Mortgage Investors Group** **8320 East Walker Springs Lane, Ste 200** **Knoxville, TN 37923**	**093 11-0-A 135.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Charles E. Walker, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Bethany Barton, unmarried *(hereinafter called "Grantee")*, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 135, on the plan of Academy Square of record in Book 5200, Page 614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Walker, by Special Warranty Deed from Peggy D. Mathes, Administrator to the Estate of Robert D. Moragne, dated February 13, 2009, recorded February 27, 2009 of record in Instrument # 20090227-0017372, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **135 Academy Square, Nashville, TN 37210**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of March, 2014.

GRANTOR:

Charles E. Walker

SS.

STATE OF TENNESSEE)
COUNTY OF TN COUNTIES)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Charles E. Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 28th day of March, 2014.

JULIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Notary Public
My Comm. Exp.: 5-2-2017