File 25995-8 Return to: John T. Cook, PC 2927 Berry Hill Dr, Nashville, TN 37204 14 Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-19-16 (AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-VRES-14-2950

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua P. Driver	Mortgage Investors Group. A General Partnership	
(NAME) **2950 Vaulx Lane**	(NAME) 8320 East Walker Springs Lane Suite 200	**118-06-0-047.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **RAYMOND CHARLES LOSEY, III AND LAUREN PRICE LOSEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSHUA P. DRIVER, A SINGLE PERSON** 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. 22B on the Plan of Re-Subdivision of Lot 22B, Battlefield Estates, Section 1 of record in Plat at Instrument No. 20100323-0021692, 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 the same property conveyed to Raymond Charles Losey, III and Lauren Price Losey, husband and wife by deed from Core Development Services, LLC of record in Instrument No. 20110907-0069156 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 07, 2011. (Value of consideration shown in aforementioned deed $325,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20100323-0021692, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2950 Vaulx Lane, Nashville, Tennessee 37204**.

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.

BILL GARRETT, Davidson County
Trans:T20140034905 DEEDWARR
Recvd: 05/20/14 08:43 2 pgs
Fees:13.00 Taxes:1535.50
20140520-0043042

Witness my/our hand(s) this the 16th DAY OF MAY, 2014.

Raymond Charles Losey, III

Lauren Price Losey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND CHARLES LOSEY, III AND LAUREN PRICE LOSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212