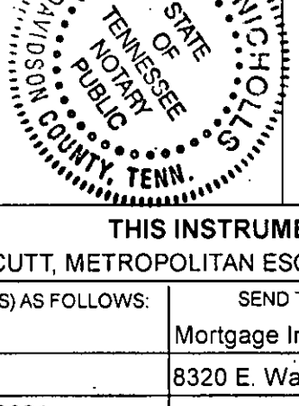
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Robert J Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert J. Baker	Mortgage Investors Group	Parcel ID:
223 Dellrose Drive	8320 E. Walker Springs Ln.	08415004800
Nashville, TN 37214-2031	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David S. Cloniger, Jr. and wife, Marguerite E. Cloniger

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Robert J. Baker and Sabrina J. Biederman, both unmarried,** tenants in common with full right of survivorship hereinafter called the GRANTEES, 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. 28 on the Plan of Donelson Meadows, as of record in Book 1835, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David S. Cloniger, Jr. and Marguerite E. Cloniger by deed from Kyle A. Lawing, of record in Instrument 20100621-0048224, dated June 28, 2010, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 412, Page 315 amended in Book 1788, Page 509 and Book 1847, Page 469, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 35, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 223 Dellrose Drive, Nashville, TN 37214-2031

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 15th day of May, 2014.

David S. Cloniger, Jr.

Marguerite E. Cloniger

BILL GARRETT, Davidson County
Trans:T20140035889 DEEDWARR
Recvd: 05/22/14 11:11 2 pgs
Fees:13.00 Taxes:592.00

20140522-0044193

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David S. Cloniger, Jr. and Marguerite E. Cloniger, 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 at Nashville, Tennessee, this 15th day of May, 2014.

My Commission Expires: 2-9-14

Notary Public

