WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-BH-14-1308

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)
Jonathan C. Looney	Mortgage Investors Group	
(NAME) **1308 Lillian Street**	(NAME) 8320 East Walker Springs Ln	**083 13 0 148.00**
(ADDRESS) **Nashville, TN 37206**	(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 **BENTLEY INVESTMENTS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN C. LOONEY** 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. 114 on the Plan of J. S. Williams Addition Edgefield of record in Plat Book 21, Page 147, 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 Justin Prince, a single person by deed from Jeff Morgan and Shannon Matthews of record in Instrument No. 20060920-0116756 Register's Office for Davidson County, Tennessee, dated September 19, 2006 and recorded on September 20, 2006. And further being the same property conveyed to Bentley Investments, LLC by deed from Justin Prince, a single person of record in Instrument No. 20071005-0119184 Register's Office for Davidson County, Tennessee, dated Spetember 25, 2007 and recorded on October 5, 2007.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1308 Lillian Street, Nashville, Tennessee 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), 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:T20140038686 DEEDWARR
Recvd: 06/03/14 10:55 2 pgs
Fees:13.00 Taxes:925.00
20140603-0047742

Witness my/our hand(s) this the 30th DAY OF MAY, 2014.

Bentley Investments, LLC

By: _____
Justin Prince, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Prince, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of Bentley Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of May, 2014.

_____
Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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