Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140041067 DEEDWARR
Recvd: 06/11/14 10:10 2 pgs
Fees:13.00 Taxes:1036.00
20140611-0050686

03-1405-38175

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Melissa Rivera	Mortgage Investors Group	141-15-0-D-073.00-CO
7441 Somerset Place	8320 E. Walker Springs Lane, Suite 200	
Nashville TN 37221	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Wartemann and wife, Melissa Wartemann**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melissa Rivera, a married woman and Kristine F. Duke, a single woman, as tenants in common**, hereinafter called the Grantees, their successors 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. 73, on the Plan of Resubdivision of Lots 67-73, 121-127 and a portion of open space, Phase II, "Sheffield" On the Harpeth, of record in Book 6900, Page 985, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 73, which is a corner lot, front 106.24 feet on the Southerly margin of Somerset Place and fronts 79.05 feet on the Easterly margin of River For Drive, said frontages being joined by a curve having a length of 36.34 feet and extends back 77.36 feet on the Southerly line and 130.81 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Thomas Wartemann and wife, Melissa Wartemann by deed from Jay B. McComb and wife, Kim M. McComb, dated August 9, 2005, recorded August 19, 2005, of record in Instrument No. 20050819-0099112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7441 Somerset Place, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of June, 2014.

Thomas Wartemann

Melissa Wartemann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Wartemann and Melissa Wartemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of June, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.