File 26068-8 return to: John T. Cook, P.C. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043400 DEEDWARR
Recvd: 06/19/14 09:42 2 pgs
Fees:13.00 Taxes:1073.00
20140619-0053483

Y-BR-14-1701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-8-2018 (AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

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)
Rebecca V. Fair	**Mortgage Investors Group**	
(NAME) **1701 6th Avenue North, Unit 4**	(NAME) **8320 East Walker Springs Lane, Ste. 200**	**081-08-0-R-010.00C O**
(ADDRESS) **Nashville, TN 37208**	(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 **MOLLIE J. MURPHREE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REBECCA V. FAIR, AN UNMARRIED WOMAN** 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 Unit 4, 600 Garfield, a Townhome Development, as established under Master Deed of record in Instrument No. 20081223-0122393, amended at Instrument No. 20100517-0037813 and Instrument No. 20111116-0089694, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mollie J. Murphree, unmarried by deed from Heather K. Dunham, unmarried, of record in Instrument No. 20120306-0019703, Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on March 06, 2012. (Value of consideration shown in aforementioned deed $215,000.00.)

Being also known as 1701 6th Avenue North, #4, Nashville, TN 37208.

This conveyance is subject to:
- Plan of record in Plat Book 21, Page 105;
- Master Deed of record in Instrument Number 20081223-0122393, as amended in Instrument Nos. 20100517-0037813 and 20111116-0089694;
- Exhibit "B" of Master Deed of record in Instrument No. 20081223-0122393, as amended in Instrument Nos. 20100517-0037813 and 20111116-0089694;
- Easement for Sanitary Sewer, Strom Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20080317-0026307;
- Easement to Comcast of record in Instrument No. 20090721-0068094;
- Agreement for Private Stormwater Management Facility of record in Instrument No. 20080317-0026281;
- Anchor Easement of record in Book 8167, Page 491;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1701 6th Avenue North, Unit 4, Nashville, Tennessee 37208**.

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.

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

Mollie J. Murphree by Ashley Dugger, Attorney in fact

Mollie J. Murphree by Ashley Dugger/Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Dugger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MOLLIE J. MURPHREE, and who acknowledged he/she/they executed the same as the free act and deed of the said MOLLIE J. MURPHREE.

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

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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