Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $233,000.00

Melody E. Laxton
Affiant

REBECCA D. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-24-2016

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

Rebecca D. Pierce
Notary Public
My commission expires:

02-1406-49084

Address of New Owner:	Send Tax Bills to:	Tax Information
Danielle Fargason 2054 Graybar Nashville TN 37215	Mortgage Investors Group 8320 E. Walker Springs Ln. Knoxville, TN 37923	117-11-0-D-027.00-CO

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, Susanna C. Trabue, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Danielle Fargason, and unmarried woman, 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 Unit No. 2054, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, Page 166; as amended in Book 6814, Page 165; Supplemental Declaration in Book 8747, Pages 521 and 536; as amended in Book 9315, Page 795; and Instrument No. 20000801-0075604, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susanna C. Trabue by deed from Timothy John Edwards and wife, Lisa Marie Garfield Edwards, dated May 29, 2003, recorded May 30, 2003, of record in Instrument No. 20030530-0073294, Register's Office for Davidson County, Tennessee.

Stephen Navyac, husband of Susanna C. Trabue, joins in the execution of this instrument to convey any marital interest he may have in the subject property.

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 2054 Graybar, Nashville, TN 37215

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.

BILL GARRETT, Davidson County
Trans:T20140050991 DEEDWARR
Recvd: 07/16/14 11:33 2 pgs
Fees:13.00 Taxes:862.10
20140716-0062832

WITNESS my hand this 10th day of July, 2014.

Susanna C. Trabue

Stephen Navyac

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susanna C. Trabue and Stephen Navyac, 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 Brentwood, TN, this 10th day of July, 2014.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires:

12/27/17