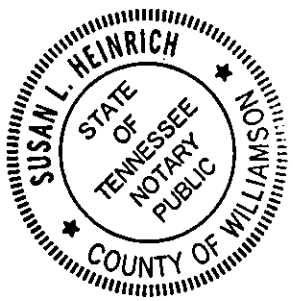
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow LLC 30 Burton Hills Blvd. #400 Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jessica Winkle	Mortgage Investors Group	071 12 0 261.00
(NAME)	(NAME)	
1508 Montgomery Ave	6320 East Walker Springs Ln. #200	
(ADDRESS)	(ADDRESS)	
Nashville 37207	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Lewis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica Winkle**, unmarried 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 Part of Lot No. 11, on the Plan of William and Hayes Plan of Bellview, as shown on plat of record in Plat Book 332, page 51, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a point 15 feet south of the southeast corner of Lot No. 10; thence westerly and parallel to the south boundary of Lot No. 10, 135 feet to an iron pin; thence, southerly and parallel to the westerly line of Montgomery Street 85 feet to an iron pin; thence, easterly 135 feet to an iron pin in the westerly margin of Montgomery Street; thence, northerly with the margin of said Street, 85 feet to the point of beginning.
BEING the same property conveyed to David Lewis by deed from James O. Gober and Sunsan Johnston Gober, Trustee of the Gober Family Trust dated December 29, 2008 of record in Instrument No. 20081230-0123409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140052464 DEEDWARR
Recvd: 07/21/14 14:19 2 pgs
Fees:13.00 Taxes:462.50
20140721-0064567

unimproved ☐
This is improved ☒ property, known as 1508 Montgomery Ave, Nashville, TN 37207

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, has 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 16th day of July, 2014.

David Lewis

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 Lewis the bargainor(s) 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 16th day of July, 2014.

Notary Public

Commission Expires: 8/29/2014

Notary Public

My Commission Expires: 8/29/2014

(SEAL)

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON