THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2014 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Miller	Mortgage Investors Corp	MAP 135120A
2077 Nashboro Blvd.	8320 East Weller Spring	PARCEL 03800CO
Nashville, TN 37217	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David L. Stepp & Nel Stepp, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Miller an unmarried man and Catherine Paulus an unmarried woman**

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, to wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee being Unit No. 2077 and Garage Unit No. 2077G, Nashboro Village Twelve Condominium, a horizontal property regime, of record in Plat Book 4675, Page 121. Register's Office for Davidson County, Tennessee to which reference is made for a more complete and detailed description of said lot.

Being the same property conveyed to David L. Stepp by Quitclaim Deed from Karilyn Stepp of record in Instrument Number 20130617-0061580, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Special Warranty Deed from Federal Home Loan Mortgage Corporation to David L. Stepp, of record in Instrument Number 20120508-0039779, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rubin Lublin Suarez Sarrano Tn., LLC as Substitute Trustee to Federal Home Loan Mortgage Corporation as described in Instrument Number 20110914-0071272, dated 12-28-20047, Register's Office for Davidson County, Tennessee.

Nel Stepp, spouse of David L. Stepp, joins in this conveyance for the purpose of conveying any interest she may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Davidson County DEEDWARR
Recvd: 07/23/14 11:02 3 pgs
Fees:18.00 Taxes:305.25
20140723-0065363

This is () UNIMPROVED

(X) IMPROVED property known as **2077 Nashboro Blvd., Nashville, TN 37217.**

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, 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 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 hand(s) this the 21st day of July, 2014.

David L. Stepp

Nel Stepp

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 L. Stepp** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of July, 2014.

My Commission expires: 1-9-16

Notary Public

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 **Nel Stepp** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of July, 2014.

My Commission expires: 1-9-16

Notary Public

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).