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 $200,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2014.

Notary Public
My commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1405-49038

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Beyer	Mortgage Investors Group	061-07-0-024.00
913 Broadmoor Dr	8320 East Walker Springs Ln, 200	
Nashville TN 37216	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, Megan N. Light and Nathan Spears, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason Beyer, an unmarried man and Warren M. Beyer, a married man 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. 3, in Block I, on the Plan of Map of Broadmoor, Section 2, of record in Book 547, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Megan N. Light and Nathan Spears, wife and husband by Quitclaim Deed from Nathan Spears, dated September 4, 2012, recorded September 11, 2012, of record in Instrument No. 20120911-0082410, 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 913 Broadmoor Dr, Nashville, TN 37216

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:T20140053219 DEEDWARR
Recvd: 07/23/14 12:03 2 pgs
Fees:13.00 Taxes:740.00
20140723-0065428

WITNESS my hand this 8th day of July, 2014.

Megan N. Light

Nathan Spears

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Megan N. Light and Nathan Spears, 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 8th day of July, 2014.

State of Tennessee at Large

My Commission expires:

12/27/17