THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***410,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20140059716 DEEDWARR
Recvd: 08/14/14 10:40 2 pgs
Fees:13.00 Taxes:1517.00
20140814-0073432

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 13 day of August, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
David R. Darst 808 Forest Hills Drive Nashville, Tennessee 37220	Mortgage Investors Group 8320 E. Walker Springs Ln. Suite 200 Knoxville, TN 37923	MAP 160-06-0 PARCEL 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Ten Thousand and 00/100 Dollars ($***410,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Robert Lee Thomas, Jr., Sole Trustee under the Robert Lee Thomas, Jr. Living Trust dated May 19, 1995, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto David R. Darst and Hope R. Darst, husband and wife, (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:

BEING Lot No. 186 on the Plan of Section One, Oak Hill Estates, of record in Plat Book 3700, Pages 118, 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Robert L. Thomas, Jr., and wife, Edna S. Thomas, by Warranty Deed dated August 29, 1973, from Joan M. Patterson of record in Book 4741, page 922, in the Register's Office for Davidson County, Tennessee; the said Edna S. Thomas having since died on January 23, 1993, and being the same property further conveyed to Robert Lee Thomas, Jr., Sole Trustee, or his successors in trust, under the Robert Lee Thomas, Jr., Living Trust, dated May 19, 1995, and any amendments thereto, by Quitclaim Deed dated May 19, 1995, from Robert Lee Thomas, Jr. of record in Book 9687, page 5, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 808 Forest Hills Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he as Trustee is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Section One, Oak Hill Estates, of record in Book 3700, pages 118, 119 and 120, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his successors 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR, in his capacity as Trustee, has executed this instrument on this the 13th day of August, 2014.

Robert Lee Thomas, Jr., Individually and as
Sole Trustee of the Robert Lee Thomas, Jr.,
Living Trust dated May 19, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Lee Thomas, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Trustee of the Robert Lee Thomas, Jr. Living Trust dated May 19, 1995, the within named bargainor, and that he individually and as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing individually and by signing the name of the Trust as Sole Trustee.

WITNESS my hand and official seal this 13th day of August, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY