THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 BOX 50-B PREPARED BY: RETURN TO BANKERS TITLE ESCROW CORP 5107 MARYLAND WAY STE 115 BRENTWOOD, TN 37027 ROSEMARY HOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2014 Notary Public MY COMMISSION EXPIRES: 7/2/2018 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roxanne Davis	Mortgage Investors Group	MAP
3504 Brookview Forest Court	8320 East Walker Springs Lane, Suite 200	PARCEL 180-04-0B-071.00-CO
Nashville, TN 37211	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, **Daniel M. Spirko, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roxanne Davis, a single 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, being Lot No. 103 on the Plan of Final Plat of Brookview Forest Phase II of record in Plat at Instrument No. 20040629-0076755, 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 Daniel M. Spirko by deed from Donald E. Vollmer, Jr., unmarried of record in Instrument No. 20130530-0054198 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on May 30, 2013.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **3504 Brookview Forest Court, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20140069789 DEEDWARR
Recvd: 09/18/14 08:54 2 pgs
Fees:13.00 Taxes:1043.40
20140918-0085546

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 my hand( ) this the 11th day of September, 2014.

Daniel M. Spirko

STATE OF OHIO
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel M. Spirko** 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 11th day of September, 2014.

My Commission expires: _____

Notary Public

NOTARIAL SEAL STATE OF OHIO

MADELINE T. McGRANE,
Attorney At Law
Notary Public - State of Ohio
Cuyahoga County
My commission has
no expiration date.
Section 147.03 O.R.C.