BILL GARRETT, Davidson County
Trans:T20140070202 DEEDWARR
Recvd: 09/19/14 09:21 2 pgs
Fees:13.00 Taxes:1467.98
20140919-0086062

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $396,750.00

Affiant

Subscribed and sworn before me this the 10th day of September, 2014.

Notary Public
My commission expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Derek J. Bartron 600 12th Ave. South #312 Nashville, TN 37203	Mortgage Investors Group 8320 E Walker Springs Ln, Suite 200 Knoxville, TN 37923	093-13-0-C-443.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN MATHEWS AND WIFE, ZINA C. MATHEWS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEREK J. BARTRON, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 312 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to John Mathews and wife, Zina C. Mathews by deed from Icon In the Gulch, LLC, a Tennessee limited liability company, of record in Instrument No. 20120606-0049297, Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on June 06, 2012. (Value of consideration shown in aforementioned deed $317,000.00.)Being also known as 600 12th Ave. South., Apt. 312, Nashville, TN 37203.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 600 12th Ave. South., Apt 312, Nashville, TN 37203.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 10th day of September, 2014.

John Mathews by Zina C Mathews Attorney in fact — Zina C Mathews

John Mathews
By: Zina C. Mathews As His Attorney In Fact — Zina C. Mathews

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zina C. Mathews, 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 and official seal this 10th day of September, 2014.

My commission expires:

1/15/17

Notary Public

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of TENNESSEE

County of Williamson

On this 10th day of September, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Zina C. Mathews with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Mathews by SPECIFIC POWER OF ATTORNEY dated September 9, 2014, and who acknowledged that he executed the same as the free act and deed of John Mathews.

Witness my hand and official seal of office this 10th day of September, 2014.

My Commission Expires:

1/15/17

Notary Public

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY