WARRANTY DEED

JENNIFER WELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

G-ZR-14-1216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica O'Shea	**Mortgage Investors Group**	
(NAME)	(NAME)	
1213 N. 2nd Street	**8320 East Walker Springs Lane**	**071-15-0-340.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BENJAMIN J. MCCRAW AND LESLIE C. MCCRAW, III.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSICA O'SHEA AND JACK O'SHEA, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 71 on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, 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 Benjamin J. McCraw and Leslie C. McCraw, III, as joint tenants with right of survivorship by Warranty Deed from Michael Peden, a single person, of record in Instrument No. 20090619-0057342, Register's Office for Davidson County, Tennessee, dated June 12, 2009 and recorded on June 19, 2009.

The above referenced property has never been the principal marital residence of the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 N. 2nd Street , Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20140071648 DEEDWARR
Recvd: 09/24/14 13:39 2 pgs
Fees:13.00 Taxes:998.63
20140924-0087887

Witness my/our hand(s) this the 19th DAY OF SEPTEMBER, 2014.

Benjamin J. McCraw

Benjamin J. McCraw

Leslie C. McCraw III, By Benjamin J. McCraw, BJM Attorney in Fact

Leslie C. McCraw, III. by Benjamin J. McCraw, Attorney in Fact

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN J. MCCRAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 of September, 2014.

Notary Public
My Commission Expires: April 24, 2017
(SEAL)

SARAH MARIE LEVINE
My Commission Expires
April 24, 2017

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin J. McCraw , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LESLIE C. MCCRAW, III. as per the Specific Power of Attorney of record in Instrument No. 20090619-0057343, Registe'rs Office for Davidson Counyt, Tennessee, and who acknowledged he executed the same as the free act and deed of the said LESLIE C. MCCRAW, III.

Witness my hand and official seal, this the 18 of September, 2014.

Notary Public
My Commission Expires: April 24, 2017
(SEAL)

SARAH MARIE LEVINE
My Commission Expires
April 24, 2017

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212