BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140073157 DEEDWARR
Recvd: 09/30/14 08:51 2 pgs
Fees:13.00 Taxes:1091.50
20140930-0089755

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone: (615) 298-3312 Fax: (615) 292-8746
Email:

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 56897
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Wheeler 4903 Nevada Ave. Nashville, TN 37209	Mortgage Investors Group 8320 E. Walker Springs Ln. Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 09115029500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian T. Faulkner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Wheeler, an unmarried man** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 804 of Block 36 on the Map of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brain T. Faulkner by Warranty Deed from Linda J. Holt, Robert Steven Bone, Jerry M. Bone and Wanda S. Madden, dated July 6, 2012 and recorded on July 9, 2012 of record in Doc. No. 20120709-0059976, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 103, said Register's Office,

This is improved property, known as 4903 Nevada Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2014.

Brian T. Faulkner

State of Tennessee

County of Davidson

Brian T. Faulkner cwt

On this 26th day of September, 2014, before me the undersigned authority, personally appeared ~~Jason Wheeler~~, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Sworn and subscribed before me this 26th day of September, 2014.

Notary

My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017