WARRANTY DEED

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: 3/4/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine McTamaney	Mortgage Investors Group	10405021200
(NAME)	(NAME)	
3704 Westbrook Avenue	8320 East Walker Spring Ln., Suite 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140076452 DEEDWARR
Recvd: 10/09/14 11:10 2 pgs
Fees:13.00 Taxes:2553.00
20141009-0093723

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Louis Flexer,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Catherine McTamaney,** Unmarried, hereinafter called the GRANTEE, 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. 488 on the map of Richland Realty Co., Subdivision C, as of record in Book 421, page 31, Register's Office of said County.

Being the same property conveyed to Tom Gaffney and Louis Flexer, by Warranty Deed from Earl Franklin Ballard, Sr., as to a total of 86.5% ownership and Earl Franklin Ballard Jr. as to 13.5% ownership, recorded on April 22, 2013 of record in Instrument No. 20130422-039554, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Louis Flexer by Quitclaim Deed from Tom Gaffney recorded on September 10, 2014 of record in Instrument No. 20140910-0083065, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3704 Westbrook Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

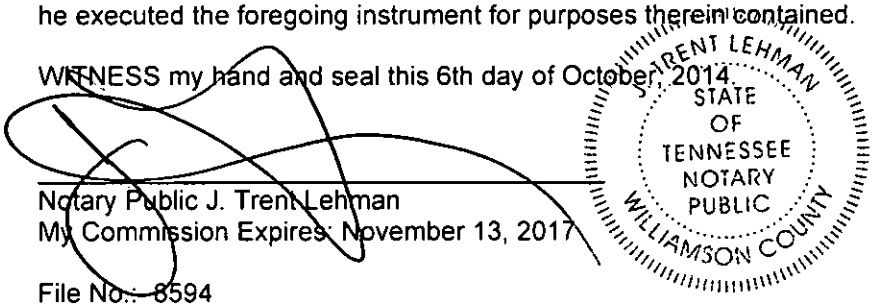
Witness my/our hands this 6th day of October, 2014.

Louis Flexer

State of Tennessee
County of Williamson

Personally appeared before me Louis Flexer, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of October, 2014.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 8594