Davidson County	**DEEDWARR**
Recvd: 11/05/14 09:57	**3 pgs**
Fees:18.00 Taxes:1179.56	
20141105-0102119	

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Hedges	Mortgage Investors Group	082-04-0-394.00
(NAME)	(NAME)	
906 Petway Avenue	750 Old Hickory Blvd., Suite 130	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighteen Thousand Eight Hundred And No/100 Dollars ($318,800.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jonah A. Grifenhagen and wife, Jill Grifenhagen**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Hedges**, unmarried 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6, on the Plan of W.A. Sharp's Revised Plan of A.W. Hooker's Addition to East Nashville, of record in Plat Book 57, Page 131, and revised in Plat Book 421, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same premises conveyed to Jonah A. Grifenhagen, unmarried by Warranty Deed from Art Sichling, unmarried dated June 27, 2008 and recorded June 30, 2008 as Instrument No. 20080630-0066961, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved
This is improved ý property, known as 906 Petway Avenue, Nashville, TN 37206

File Number: GRN-141853

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, has 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 our hands this 31st day of October, 2014.

Jonah A Grifenhagen by Jill Grifenhagen
X Attorney in Fact

Jonah A. Grifenhagen by Jill Grifenhagen, Attorney In Fact

X Jill Grifenhagen

Jill Grifenhagen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jill Grifenhagen , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonah A. Grifenhagen, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Jonah A. Grifenhagen, for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2014.

Notary Public

My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

(SEAL)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2014.

Notary Public

Commission Expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: GRN-141853

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

