NEW OWNER:

Chelsea McCready
937 Russell Street
Unit 202
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0992

Record & Return
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

SEND TAX BILLS TO:

~~New Owner~~
MORTGAGE INVESTORS GROUP
8320 EAST WALKER SPRINGS LN. STE 200
KNOXVILLE TN 37923

Map 082 Group 16-0-B Parcel 202.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140087893 DEEDWARR
Recvd: 11/21/14 13:48 2 pgs
Fees:13.00 Taxes:876.90
20141121-0107485

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Seven Thousand and 00/100 Dollars ($237,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEPHEN HEIMAN, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHELSEA MCCREADY, unmarried** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 202, (described in prior deeds as Unit 9 Bldg. 2B) Russell Street Commons II, Lot 2 of Aeby Subdivision III, a Condominium, a Horizontal Property Regime, located on Russell Street, Nashville, Tennessee, as shown on Plat of record in Book 6900, Page 89, corrected in Book 6928, Page 645, as amended in Book 7049, Page 202, Register's Office for Davidson County, Tennessee, to which master deed and plat reference is hereby made for a more particular description of said unit.

Being all the same property conveyed to Stephen Heiman, an unmarried man, by Warranty Deed from Marcus Rowe, Married, dated July 6, 2009, and of record Instrument No. 20090708-0063907, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 937 Russell Street, Unit 202, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **November, 2014.**

STEPHEN HEIMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, STEPHEN HEIMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 18th day of **November, 2014.**

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **237,000.00** .

AFFIANT

Sworn to and subscribed to before me 18 day of **November, 2014.**

NOTARY PUBLIC

My commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY