THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2014 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140094380 DEEDWARR
Recvd: 12/17/14 11:02 2 pgs
Fees: 13.00 Taxes: 998.63
20141217-0115344

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Rudd	Mortgage Investors Group	MAP
1160 Kirkland Avenue	8320 East Walker Springs Ln	PARCEL 072-07-064.00
Nashville, TN 37216	Suite 200 Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Scott R. Schramm, a married man and Kathleen A. Schramm, a single woman (Grantors are Father and Daughter)**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Rudd and wife, Lindsey** J. Frances Margraf Rudd

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:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 17 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 17 fronts 50 feet on the southerly side of Kirkland Avenue and runs back between parallel lines 226.6 feet on the west line and 264 feet (more or less) on the east line in the rear, measuring 50 feet on said rear line.

Being the same property conveyed to Scott R. Schramm and Kathleen A. Schramm by Warranty Deed from Christopher M. Beals and wife, Jacqueline M. Beals, of record in Instrument No. 20120718-0063060, Register's Office for Davidson County, Tennessee, dated July 13, 2012 and recorded on July 18, 2012. Natalie Schramm, spouse of Scott R. Schramm, joins in this conveyance for the purpose of conveying any martial interest she may have in this property.

Being also known as 1160 Kirkland Avenue, Nashville, TN 37216

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1160 Kirkland Avenue, Nashville, TN 37216.**

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 our hand(s) this the 12th day of December, 2014.

Scott R. Schramm

Kathleen A. Schramm

Natalie Schramm

STATE OF Iowa
COUNTY OF Dubuque

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

Witness my hand and official seal this the 12 day of December, 2014.

My Commission expires: 10/20/16

Notary Public

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/16

STATE OF Iowa
COUNTY OF Dubuque

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathleen A. Schramm** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12 day of December, 2014.

My Commission expires: 10/20/16

Notary Public

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/16

STATE OF Iowa
COUNTY OF Dubuque

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

Witness my hand and official seal this the 12 day of December, 2014.

My Commission expires: 10/20/16

Notary Public

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/16