BILL GARRETT, Davidson County
Trans:T20140096742 DEEDWARR
Recvd: 12/29/14 10:12 2 pgs
Fees:13.00 Taxes:1479.63
20141229-0118282

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $399,900.00.

Affiant

Subscribed and sworn before me this the 18th day of December, 2014.

Notary Public
My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Gilder	Mortgage Investors Group	072-03-0-339.00
1233 Shelton Ave	8320 East Walker Springs Lane	
Nashville, TN 37216	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GREEN LIGHT REAL ESTATE DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW GILDER AND LAURA GILDER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of 1301 Shelton Avenue of record in Plat at Instrument No. 20140609-0049808, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the portion of property conveyed to Mark Kenneth Wright by Quitclaim deed from Judy D. Wright of record in Book 8196, page 478, Register's Office for Davidson County, Tennessee, dated September 05, 1990 and recorded on September 14, 1990.

Being a portion of the same property conveyed to Green Light Real Estate Development, LLC by Warranty deed from Mark Kenneth Wright and Linda S. Wright, husband and wife of record in Instrument No. 20140219-0014255 Register's Office for Davidson County, Tennessee, dated February 18, 2014 and recorded on February 19, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1233 Shelton Ave, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of December, 2014.

Green Light Real Estate Development, LLC

By: Brianna Morant, Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brianna Morant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Member of the within named bargainor, a LLC, and that she, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Brianna Morant as such Member.

Witness my hand and official seal this 18th day of December, 2014.

My Commission Expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public