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

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 $375,000.00.

Affiant

ROSEMARY HOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me this the 4th day of February, 2015.

Notary Public
My commission expires: 7/2/2018

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Rachel DeJong<br>1807A 4th Avenue North<br>Nashville, TN 37221 | MORTGAGE INVESTORS GROUP<br>8320 E. WALKER SPRINGS LN.<br>KNOXVILLE TN 37923 | 08108028500 |

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, PHINUS INTEGRAL DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHEL DEJONG, AN UNMARRIED WOMAN, 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 Unit B of The Homes at 4th Homeowner's Association, Inc., established by the Declaration of Covenants, Conditions and Restrictions for The Homes at 4th Homeowner's Association, Inc., of record in Instrument No. 20140515-0041984, Register's Office for Davidson County, Tennessee, and shown on the Plan of Horizontal Property Regime 1807 4th Avenue North attached as Exhibit C thereto, all to which reference is hereby made for a more detailed description of said unit.

Being a portion of the same property conveyed to Aolar S. Hart by Quitclaim deed from Violar T. Hart of record in Instrument No. 20020528-0064424 Register's Office for Davidson County, Tennessee, dated July 18, 1995 and recorded on May 28, 2002.

Being a portion of the same property conveyed to Jose Felipe Nunez and spouse, Yvette Darielle Phinder by Warranty deed from Aolar S. Hart of record in Instrument No. 20140314-0021417 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 14, 2014.

Being a portion of the same property conveyed to Phinus Integral Development, LLC by Quitclaim deed from Jose Felipe Nunez and spouse, Yvette Darielle Phinder of record in Instrument No. 20140514-0041447 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 14, 2014.

Being also known as 1807A 4th Avenue North Nashville, TN 37221.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1807A 4th Avenue North, Nashville, TN 37221.

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 4th day of February, 2015.

Phinus Integral Development, LLC

By: Jose Felipe Nunez, Member

BILL GARRETT, Davidson County
Trans:T20150010073 DEEDWARR
Recvd: 02/09/15 14:23 2 pgs
Fees:13.00 Taxes:1387.50
20150209-0011957

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jose Felipe Nunez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged himself to be the member of the within named bargainor, a TN LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Jose Felipe Nunez as such member.

Witness my hand and official seal this 4th day of February, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY