This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/25/15 14:17 2 pgs
Fees:13.00 Taxes:780.70
20150225-0016255

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of February, 2015, by and between Christopher Carter and Chelsea Carter, a married couple, party of the first part, and Amy Myrda, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot no. 1124 on the Plan of Charlotte Park, Section 13, of record in Plat Book 2900, Page 142, Register's Office of said County, to which reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Chelsea Goodwin and Christopher Carter by virtue of that certain Warranty Deed dated June 29, 2012, at Instrument No. 20120719-0063426 in the Register's Office of Davidson County, Tennessee. Chelsea Goodwin has since married Christopher Carter and is now known as Chelsea Carter.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Christopher Carter
Christopher Carter

Chelsea Carter
Chelsea Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Christopher Carter and Chelsea Carter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2015.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Amy Myrda

455 Annex Ave
Nashville, TN 37209

Tax Parcel No 09015007200

Property Address: 455 Annex Ave
Nashville, TN 37209

MAIL TAX BILLS TO: Mortgage Investors Group

8320 East Walker Springs Lane, Ste 200
Knoxville, TN 37923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $211,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Amy Myrda
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of February, 2015.

Ashlee D. Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or 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.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18