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

BILL GARRETT, Davidson County
Trans:T20150014736 DEEDWARR
Recvd: 03/02/15 08:12 2 pgs
Fees:13.00 Taxes:1324.60
20150302-0017633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $358,000.00.

Affiant

Subscribed and sworn before me this the 19th day of February, 2015.

Notary Public
My commission expires: 7.3.17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael P. Grothe 1114 Cahal Avenue Nashville, TN 37206	Mortgage Investors Group 8320 East Walker Springs Lane Suite 300 Knoxville, TN 37923	072140D00600CO

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, CHESNUT ENTERPRISES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL P. GROTHE AND DENA L. GROTHE, 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:

Property situated in Davidson County, TN: Unit A, of the Cottages at Cahal, as established in Master Deed of record at Instrument No. 20131204-0123410, as amended at Instrument No. 20131218-0127941, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Chesnut Enterprises, LLC by Warranty deed from JGLAC, GP of record in Instrument No. 20131126-0121167 Register's Office for Davidson County, Tennessee, dated 11/14/2013 and recorded on 11/26/2013.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1114 Cahal Avenue, Nashville, TN 37206.

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 19th day of February, 2015.

Chesnut Enterprises, LLC

By: Mark Chesnut, Member

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal this 19th day of February, 2015

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY