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

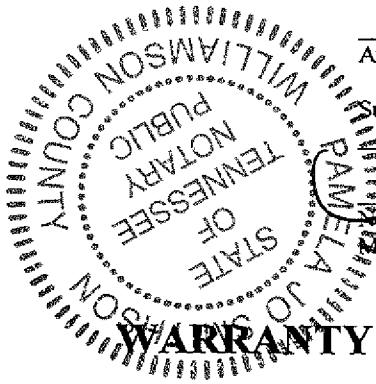
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $475,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of February, 2015.

Notary Public
My commission expires: 3/20/18



WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Steunebrink ~~1009 Montrose Ave~~ ~~Nashville, TN 37204~~ 1102 West Main Franklin, TN 37064	Mortgage Investors Group 8320 E. Walker Springs Ln # 200 Knoxville, TN 37923	118-01-0-208.00

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, THEODORE MORGAN, AN UNMARRIED MAN AND GWUENAVERE MORGAN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID B. STEUNEBRINK and wife, PAMELA STEUNEBRINK 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. 135 on the Plan of Montrose Place of record in Plat Book 57, Page 93, 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 same property conveyed to Theodore Morgan and wife, Gwuenavere Morgan by Warranty deed from Victoria Rachell Donnelly, now known as, Victoria Rachell Rodriguez, unmarried of record in Instrument No. 20070823-0100833 Register's Office for Davidson County, Tennessee, dated August 21, 2007 and recorded on August 23, 2007.(Value of consideration shown in aforementioned deed $344,700.00.)Being also known as 1009 Montrose Ave Nashville, TN 37204.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1009 Montrose Ave, Nashville, TN 37204.

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.

Davidson County DEEDWARR
Recvd: 03/03/15 14:46 3 pgs
Fees:18.00 Taxes:1757.50
20150303-0018571

Witness my hand this the 3rd day of February, 2015.

Theodore Morgan

Gwuenavere Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

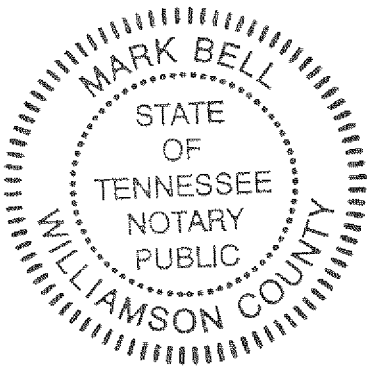
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theodore Morgan and Gwuenavere Morgan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of February, 2015.

My commission expires:

1/15/17

Notary Public



True Copy Certification

I, Robyn DuBray, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/18

