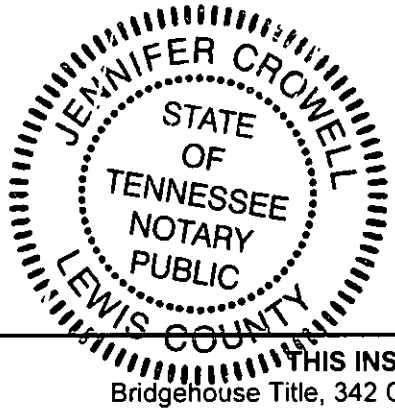
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2015

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. Garrett Hamilton & Jennifer Pinho	Mortgage Investors Group	071-15-0-030.00
(NAME)	(NAME)	
1326 Meridian Street	8320 E. Walker Springs Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED We, **Duke & Duke, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Garrett Hamilton, An Unmarried Man and Jennifer Kay Pinho, An Unmarried Woman as Tenants In Common With Rights of Survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE MAP OF EASTMORELAND PLACE, OF RECORD IN BOOK 161, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Clarence Summey, Jr. and wife, Laquita Summey, by Warranty Deed from Stephen R. Guy, a married person, joined by spouse, Rita D. Guy, dated May 7, 2004, of record in Instrument No. 20040517-0057684, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to CLS Investment Properties, Inc., by Quitclaim Deed from Clarence Summey, Jr. and wife, Laquita Summey, dated September 17, 2007, of record in Instrument No. 20070919-0112103, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Duke & Duke, LLC, by Deed in Lieu of Foreclosure from CLS Investment Properties, Inc., a Tennessee corporation, now known as CLS Rental Properties, LLC, dated October 27, 2011, as of record in Instrument No. 20111031-0084536, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 161, page 170; Corporation charter of record in Instrument No. 20091211-0113308 and Instrument No. 20091211-0113309; all of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150022117 DEEDWARR
Recvd: 03/26/15 11:03 2 pgs
Fees:13.00 Taxes:936.10

20150326-0026003

unimproved ☐

This is improved ☑ property, known as 1326 Meridian Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their 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/our hands this 19th day of March, 2015.

DUKE & DUKE, LLC

By: Bryan D. Spicer
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manger of Duke & Duke, LLC and that he as such Chief Manger executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manger .

WITNESS my hand and official at Franklin, Tennessee; seal this 19th day of March, 2015.

Notary Public
My Commission Expires: _____

File No.: 20348

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY NISTY M. THOMPSON My Commission Expires 05/17/2015