BILL GARRETT, Davidson County
Trans:T20150036228 DEEDWARR
Recvd: 05/11/15 12:37 2 pgs
Fees:13.00 Taxes:1087.80
20150511-0042944

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 $294,000.00.

Ralph Williams
Affiant

Subscribed and sworn before me this the 7th day of May, 2015.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ralph Williams	Mortgage Investors Group	092-13-0-218.00
3813 Nevada Ave	8320 East Walker Springs Lane	
Nashville, TN 37209	Knoxville, TN 37923	

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, COLIN ANDREW BRETZ, UNMARRIED AND VANCE ANDREW BRETZ AND WIFE, DEBRA FORCINA, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RALPH WILLIAMS AND JESSICA WILLIAMS, 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:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the East 200 feet of Block 27, on the Plan of Charlotte Park Co.'s 2nd Addition, Extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee. Said part of said Block No. 27 fronts 50 feet on the Northerly side of Nevada, formerly 3rd Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Colin Andrew Bretz, unmarried, and Vance Andrew Bretz and wife, Debra Forcina by Warranty deed from Arlie Franklin Sharpe, Deborah Dianne Cannon, Dennis Sharpe, Sandra Hogan, and Lisa Hand, devisees under the will of Peggy Ann Nicholson a/k/a Peggy A. Sharpe of record in Instrument No. 20100902-0069812 Register's Office for Davidson County, Tennessee, dated August 30, 2010 and recorded on September 02, 2010.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3806 Nevada Ave, Nashville, TN 37209.

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 7th day of May, 2015.

Colin Andrew Bretz

Vance Andrew Bretz
by Colin Andrew Bretz Attorney in Fact
Vance Andrew Bretz
By: Colin Andrew Bretz As His Attorney In Fact

Debra Forcina by
Colin Andrew Bretz Attorney in Fact
Debra Forcina
By: Colin Andrew Bretz As Her Attorney In Fact

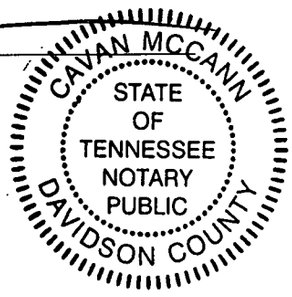
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Colin Andrew Bretz, 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 7th day of May, 2015.

My commission expires: 9.10.18

Notary Public



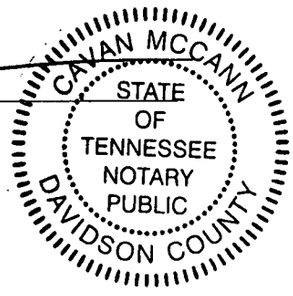
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Colin Andrew Bretz with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vance Andrew Bretz , by Specific Power of Attorney dated April 2, 2015 and who acknowledged that he executed the same as the free act and deed of Vance Andrew Bretz.

Witness my hand and official seal this7th day of May, 2015.

My Commission Expires: 9.10.18

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Colin Andrew Bretz with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Debra Forcina, by Specific Power of Attorney dated April 2, 2015 and who acknowledged that he executed the same as the free act and deed of Debra Forcina.

Witness my hand and official seal this7th day of May, 2015.

My Commission Expires: 9.10.18

Notary Public

