WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/5/18

(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Y-LG-15-213

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Michael Ford	Mortgage Investors Group	
(NAME)	(NAME)	
213 Marita Avenue	**8320 East Walker Springs Lane, Suite 200**	**033-12-0-073.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT BRENT YOUNG AND WIFE, SUSAN M. YOUNG,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN MICHAEL FORD, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Power Lands as of record in Book 421, page 43, Register's Office for said County, and also shown as tract marked "Travis Property" on the Plan of Gateway, Section I, a plan of which is of record in Plat Book 3300, Page 39 and 40, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a monument in the westerly margin of Marita Avenue, at the northeast corner of Lot No. 31 on said Gateway Subdivision; thence along the Northerly boundary of Lots 31, 32, and 33, South 87 degrees 47' West 250.40 feet to a monument in the easterly line of Lot 35 and said Plan; thence along the easterly line of Lots 35 and 36, North 0 degrees 37' West 162 feet to a monument at the northeast corner of Lot No. 36; thence easterly 250 feet more or less to a point in the westerly margin of Marita Avenue; thence with the margin of the same, southerly 162 feet more or less to the point of beginning.

Included in the above, but excluded therefrom is that portion of said land conveyed to the City of Goodlettsville by Deed from H.C. Travis and wife, of record in Book 3433, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Brent Young and wife, Susan M. Young by Quitclaim deed from R. Brent Young and wife, Susan M. Young of record in Instrument No. 20130325-0029027 Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on March 25, 2013.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 421, Page 43, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 3300, Page 39 and 40, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **213 Marita Avenue , Goodlettsville, Tennessee 37072**.

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, 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/19/15 10:46 2 pgs
Fees:13.00 Taxes:925.00
20150519-0045983

Witness my/our hand(s) this the 15th DAY OF MAY, 2015.

Robert Brent Young

Susan M. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BRENT YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN M. YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY