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 $389,900.00.

Affiant

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

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lee Pedinoff	Mortgage Investors Group	08212014900
926 Woodland Street, 203	8320 East Walker Springs Lane	
Nashville, TN 37206	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, INFILL DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEE PEDINOFF, AN UNMARRIED MAN, 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:

Being Unit No. A on the Plan of Homes at Myrtle, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140829-0079319, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grace M. Smith, a widow, and her son, Tommie Lee Smith and his wife, Lois Juanita Smith, by Deed from Mrs. Margaret Scheicher (now Knight) of record in Book 2195, Page 94, Register's Office for Davidson County, Tennessee, dated August 19, 1953, and recorded on August 31, 1953. The said Grace M. Smith having died intestate on November 14, 2000, leaving Tommie Lee Smith and wife, Lois Juanita Smith as the surviving tenant in common; The said Lois Juanita Smith having since died intestate May 11, 1990, leaving Tommie Lee Smith as the surviving tenant by the entirety. See also Affidavits of Heirship filed in Instrument No. 20140616-0052456 and in Instrument No. 20140616-0052455, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Ronnie Rhodes by Quit Claim Deed from Tommie Lee Smith of record in Instrument No. 20140616-0052457, Register's Office for Davidson County, Tennessee, dated June 16, 2014, and recorded on June 16, 2014.

Being the same property conveyed to Donnie Rhodes by Quit Claim Deed from Ronnie Rhodes of record in Instrument No. 20140721-0064720, Register's Office for Davidson County, Tennessee, dated July 15, 2014, and recorded on July 21, 2014.

Being a portion of the same property conveyed to Infill Development, LLC, by Warranty Deed from Donnie Rhodes of record in Instrument No. 20141008-0093421, Register's Office for Davidson County, Tennessee, dated September 16, 2014, and recorded on October 8, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 204 A Myrtle St., 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.

BILL GARRETT, Davidson County
Trans: T20150044784 DEEDWARR
Recvd: 06/08/15 10:31 2 pgs
Fees: 13.00 Taxes: 1442.63
20150608-0053389

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

Infill Development, LLC

_____, member

By: Jason Jones, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jason Jones, 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 himself, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jason Jones as such Member.

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

My Commission Expires:

9-10-2015

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY