WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $491,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 5 2016
(AFFIX SEAL)

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

R-VRES-15-0912

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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)
Bryan D. Kenney	**Mortgage Investors Group**	
(NAME)	(NAME)	
912 Gale Lane	**8320 East Walker Springs Lane**	**11806003701**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**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 M. FRANK, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRYAN D. KENNEY,** 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 the easterly 75 feet of the southerly one half of Lot No. 21 on the Map and survey showing the subdivision of a part of the Vaulx Property, not of record, described according to a survey made by Erie Drake, County Surveyor for said County, July 1, 1921, as follows, to wit:

Beginning on the northerly margin of Gale Lane at a point 456.7 feet westerly from the westerly margin of James Avenue, formerly Alvan Avenue; thence northerly 240.50 feet with the line between Lot Nos. 21 and 22 to a point halfway between Gale Lane and Midway Avenue; thence westerly 75 feet; thence southerly 235 feet, more or less, to a point on the northerly margin of Gale Lane 1061.07 feet easterly from the easterly margin of Graig Avenue; thence with the northerly margin of said Gale Lane easterly 75 feet to the beginning.

Being the same property conveyed to Robert M. Frank by Warranty deed from Fredjoseph goldner and wife, Carmen M. Goldner of record in Instrument No. 20030826-0123707 Register's Office for Davidson County, Tennessee, dated August 15, 2003 and recorded on August 26, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 Gale Lane, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20150048618 DEEDWARR
Recvd: 06/18/15 11:26 2 pgs
Fees:13.00 Taxes:1816.70
20150618-0058213

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

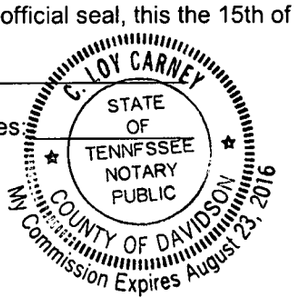
Robert M. Frank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. FRANK, 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 June, 2015.

Notary Public
My Commission Expires:
(SEAL)



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