Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1176

BILL GARRETT, Davidson County
Trans:T20150049762 DEEDWARR
Recvd: 06/22/15 14:53 2 pgs
Fees:13.00 Taxes:947.57
20150622-0059597

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **NENR Investments, LLC - 401K, Profit Sharing Plan F/B/O Stephen D. Rudd an undivided one half interest and Lisa Lynn Easterwood an undivided one half interest,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Justin E. Ostrander and Anna K. Ostrander, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Oakland Acres, Section VII, as shown on the plat of record in Plat Book 2663, page 108 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to NENR Investments LLC-401K Profit Sharing Plan F/B/O Stephen D. Rudd an undivided one half interest and Lisa Lynn Easterwood an undivided one half interest by Warranty Deed from the Estate of Virginia Maxine Kemmerly by and through its court appointed representative Jack Wesley Marnhout dated 12/30/2014, of record as Instrument No. 20141231-0119054, Register's Office for Davidson County, Tennessee.

The undersigned Stephen D. Rudd hereby warrants and certifies that NENR Investments, LLC – 401K Profit Sharing Plan as established as of January 1, 2004 and Amended and Restated as of January 1, 2015 remains valid and that Stephen D. Rudd, Trustee has the authority thereunder to convey the real property conveyed herein.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 208 Wellington Drive, Madison, TN, 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 10th day of June, 2015.

Trustee

NENR Investments, LLC – 401K Profit Sharing Plan f/b/o Stephen D. Rudd
BY: Stephen D. Rudd, Trustee

Lisa Lynn Easterwood

Lisa Lynn Easterwood **Stephen D. Rudd**

State of Tennessee)
County of Davidson)

On this 10th day of June, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen D. Rudd and Lisa Lynn Easterwood, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

On this 10th day of June, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen D. Rudd in his capacity as trustee of the NENR Investments, LLC – 401K Profit Sharing Plan f/b/o Stephen D. Rudd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the named bargainor and that he executed the within instrument for the purposes stated therein.

Witness my hand and official seal this 10th day of June, 2015.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 256,100.00.

Affiant

Sworn and subscribed before me on this the 10th day of June, 2015.

Notary Public

My Commission Expires: 5-8-17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Justin E. Ostrander	Mortgage Investors Group	051-11-10.00
208 Wellington Drive	8320 East Walker Springs Lane	
Madison, TN 37115	Knoxville, TN 37923	