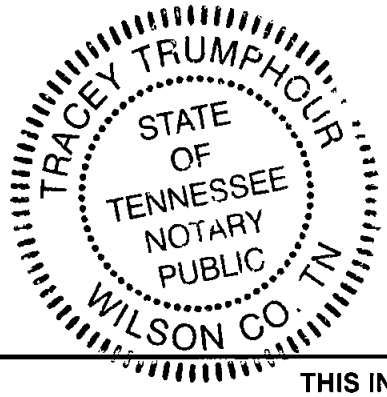
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00

Patrick Burnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Burnett	Mortgage Investors Group	108-07-0B-123.00-C
(NAME)	(NAME)	
1601 Oakwell Farms Lane	8320 East Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150052574 DEEDWARR
Recvd: 06/30/15 13:47 2 pgs
Fees:13.00 Taxes:358.53

20150630-0063129

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Roger D. Turnbow Sr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Patrick Burnett**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 2nd Civil District of Davidson County, Tennessee, being Unit No. 123 of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, as clarified by Instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Roger D. Turnbow Sr., and wife, Jovenia R. Turnbow by General Warranty Deed from Timber Lake Joint Venture, a Tennessee joint venture, dated 12/23/1986, recorded 1/9/1987 of record in Book 7103, Page 234, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Roger D. Turnbow, Sr., by Quitclaim Deed from Jovenia R. Turnbow, dated 5/10/2004, recorded 5/14/2004 of record in Instrument No. 20040514-0056610, in the Register's Office for Davidson County, Tennessee.

Subject to the following: (1) All matters shown on the plats of record in Plat Book 5200, Page 342 and Book 6250, Page 219, in the Register's Office for Davidson County, Tennessee; (2) Master Deed and Bylaws of record in Book 6549, Page 475, as clarified in Book 6561, Page 141, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; (3) Deeds of Conveyance of record in Book 7097, Page 120 and Book 7097, Page 154, in the Register's Office for Davidson County, Tennessee; (4) Easements for Television Cable of record in Book 6587, Page 204, and Book 10262, Page 46, in

the Register's Office for Davidson County, Tennessee; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80, in the Register's Office for Davidson County, Tennessee; and (5) Charter of the Homeowners Association of record in Book 6546, Page 947, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 405 South Timber Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 25th day of June, 2015.

Roger D. Turnbow Sr.

State of Tennessee
County of Wilson

Personally appeared before me Roger D. Turnbow Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122