WARRANTY DEED

KPG15-1600

STATE OF Tennessee
COUNTY OF Davidson.
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Graf	Mortgage Investors Group (NAME)	
2603 La Ronde	8320 East Walker Springs Lane #200 (ADDRESS)	
Austin, TX 78731 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	083-13-0-454.00

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, we CHRISTOPHER N. RILEY AND LAUREN E. RILEY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER D. GRAF, A MARRIED WOMAN, AND INGA OVERSTREET, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 Lot No. 329 on the Plan of Edgefield Land Co's Second or Spring Subdivision of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher N. Riley, unmarred, and Lauren E. Harris, unmarried by Warranty deed from Anne F. Martin nka Anne Fraser Clarke, married of record in Instrument No. 20100602-0042535 Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on June 02, 2010.

Lauren E. Harris is now married and known as Lauren E. Riley

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1600 Lillian Street, Nashville, Tennessee 37206
(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 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.

Witness my/our hand(s) this 2nd day of July, 2015.

Christopher N. Riley

Lauren E. Riley BY Christopher N. Riley ATTORNEY IN FACT
Lauren E. Riley by Christopher N. Riley, attorney in fact

BILL GARRETT, Davidson County
Trans:T20150055009 DEEDWARR
Recvd: 07/08/15 10:32 2 pgs
Fees:13.00 Taxes:1443.00
20150708-0066104

STATE OF Tennessee
COUNTY OF Davidson

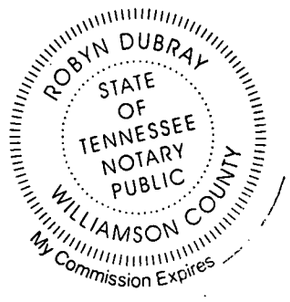
On this the 2nd day of July, 2015, before me personally appeared Christopher N. Riley (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of July, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

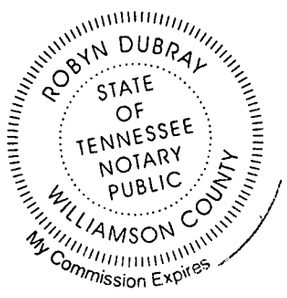
On this the 2nd day of July, 2015, before me personally appeared Christopher N. Riley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lauren E. Riley and who acknowledged he/she/they executed the same as the free act and deed of the said Lauren E. Riley.

Witness my hand and official seal, this the 2nd day of July, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959