STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Carla S.W. Dodd
Affiant

Subscribed and sworn to before me, this 24th day of July, 2015.

Notary Public

My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans: T20150061890 DEEDWARR
Recvd: 07/28/15 15:22 2 pgs
Fees: 13.00 Taxes: 1017.50
20150728-0074283

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sheryl Straudacher	MORTGAGE INV. GROUP	**093-10-0-A-455.00CO**
455 2nd Avenue South	8310 E. WALKER SPRINGS #200	
Nashville, TN 37201	KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Adam S. Krise, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheryl Straudacher, an umarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 455 on the Plan of Howell Park Condominiums, of record in Plat Book 6250, Page 868, as established under the Master Deed of record in Book 6816, Page 411, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description and location of said Unit.

Being the same property conveyed to Adam S. Krise, a single man by Warranty deed from Jaye E. McCain, and husband, Ross M. McCain, and Zachary M. McCain, a single man of record in Instrument No. 20110302-0016681, Register's Office for Davidson County, Tennessee, dated February 25, 2011 and recorded on March 02, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 455 2nd Avenue South Nashville, TN 37201.

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 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 GRANTEES, 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 24th day of July, 2015.

X _____
Adam S. Krise

STATE OF Maryland
COUNTY OF Carroll

Personally appeared before me, a Notary Public of said County and State, Adam S. Krise the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

My Commission Expires: 7/15/2017

_____
Notary Public

JOANNE L. DIAZ
Notary Public
Carroll County
Maryland
My Commission Expires July 15, 2017

File #: 415135
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027