WARRANTY DEED

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

G-VRES-15-01101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Carla L. W. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

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)
Jefferson Wilkins and Catherine Wilkins	MORTGAGE INVESTORS GROUP	082030447.00
(NAME)	(NAME)	
1101 Lischey Ave	8320 E. WALKER SPRINGS LN. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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 **NATHAN T. BROWN AND WIFE, GINGER R. BROWN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFFERSON WILKINS AND CATHERINE WILKINS, HUSBAND AND WIFE,** 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. 1 and 2 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 Nathan T. Brown and wife, Ginger R. Brown by Quitclaim deed from Ginger Skaggs, unmarried of record in Instrument No. 20100520-0039039 Register's Office for Davidson County, Tennessee, dated May 14, 2010 and recorded on May 20, 2010.

This conveyance is subject to:
- Taxes for the year 2015 and susequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1079, Page 325, Book 999, Page 371 and Book 986, Page 451, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 Lischey Ave , Nashville, Tennessee 37207**.

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:T20150064526 DEEDWARR
Recvd: 08/04/15 15:49 2 pgs
Fees:13.00 Taxes:1073.00
20150804-0077473

Witness my/our hand(s) this the 31st DAY OF JULY, 2015.

Nathan T. Brown by John Gleaves,
Attorney in Fact

Ginger R. Brown by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 NATHAN T. BROWN AND GINGER R. BROWN, and who acknowledged he/she/they executed the same as the free act and deed of the said NATHAN T. BROWN AND GINGER R. BROWN.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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