WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/15 14:14 3 pgs
Fees:18.00 Taxes:995.30
20150810-0079776

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,000.00.

Carl J. Kahle
Affiant

Subscribed and sworn to me on August 7th, 2015.

NOTARY PUBLIC
My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carl J. Kahle 4728 Holly Springs Road Nashville, TN 37221	Mortgage Investors Group 8320 East Walker Springs Ln. Suite 200 Knoxville, TN 37923	155-15-0A-058.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Susan Crawford, Jill F. Williams and Glen E. Fassinger, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Carl J. Kahle and Ann M. Kahle, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 58, SECTION 3, STONEMEADE, as shown on plat of record in Plat Book 7900, Page 429 and Plat Book 7900, Page 478, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed by Order establishing Muniment of Title, as recorded on the 6th day of May, 2015 in Instrument No. 20150506-0041317; Last Will and Testament of Janet M. Fassinger, as recorded on the 6th day of May, 2015 in Instrument No. 20150506-0041318 and Warranty Deed from Rebecca Seals, unmarried to Charles R. Fassinger and wife, Janet M. Fassinger, as recorded on the 4th day of October, 2001 in Instrument No. 20011004-0108242, in the Register's Office of Davidson County, Tennessee.
>
> This property is also known as improved property located at 4728 Holly Springs Road, Nashville, TN 37221.
>
> The above described property has never been used as the principal residence of the Grantors, their spouses or minor children.

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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on August 7th, 2015.

Susan Crawford

Jill F. Williams, by Glen E. Fassinger as her attorney-in-fact

Glen E. Fassinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 7th, 2015, before me personally appeared Susan Crawford to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 7th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glen E. Fassinger, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Jill F. Williams, and is authorized by Jill F. Williams to execute this instrument on behalf of Jill F. Williams.

Witness my hand and official seal on August 7th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 7th, 2015, before me personally appeared Glen E. Fassinger to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 7th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY