THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20150072294 DEEDWARR
Recvd: 08/26/15 09:41 2 pgs
Fees:13.00 Taxes:1184.00
20150826-0086234

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me as of the 21st day of August, 2015.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Brett Turner and **Amber Ann Turner** 1204 Meridian St. Nashville, TN 37207	MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LANE SUITE 200 KNOXVILLE, TN 37923	071-15-380.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MID TN PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Michael Brett Turner and wife, Amber Ann Turner,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of The Benedict Land Co's Subdivision of The Lindsley Tract of record in Plat Book 332, Page 40, 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 MID TN Partners, LLC, a Tennessee limited liability company by Warranty deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20141121-0107556 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 21, 2014.
>
> Being improved property known as 1204 Meridian St. Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2015 a lien, not yet due and payable. Taxes for 2015 have been prorated between Grantor and Grantee at closing and are hereby assumed by Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4479, Page 479, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and/ or assigns to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto as of the 21st day of August, 2015.

MID TN PARTNERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Jason Hand, Member

By: _____
Jeremiah Pierce, Member

By: _____
Hitesh Patel, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Jason Hand, Jeremiah Pierce and Hitesh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of MID TN PARTNERS, LLC, a Tennessee limited liability company, the within named bargainors, and that they in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by themselves as Members.

Witness my hand and official seal in Nashville, Tennessee this 21st day of August, 2015.

_____
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016