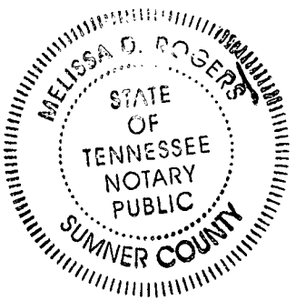
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Zachary D. Romaine	Mortgage Investors Group	72-13-27
(NAME)	(NAME)	
928 Cahal Ave.	8320 East Walker Springs Lane, 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151226

For and 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 acknowledged, I/we, **EAC Properties, Inc., a Nevada Corporation**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Zachary D. Romaine and Chelsea R. H. Romaine, husband and wife**, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 78, on the Plan of Springdale, which is of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to EAC Properties, Inc., a Tennessee Corporation by Warranty Deed from Jeff Baxter, dated June 1, 2015, and filed of record in Instrument No. 20150603-0051666, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 928 Cahal Ave., Nashville, TN 37206
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150110430 DEEDWARR
Recvd: 12/31/15 11:27 2 pgs
Fees:13.00 Taxes:1258.00
20151231-0131549

Witness my hand this 14th day of December, 2015

EAC Properties, Inc.

BY: _____
Jason VanDerMark
President & Treasurer

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jason VanDerMark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President and Treasurer (or other officer authorized to execute the instrument) of EAC Properties, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President and Treasurer (or other authorized officer).

Witness my hand, at office, this 14th of December, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/16

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY