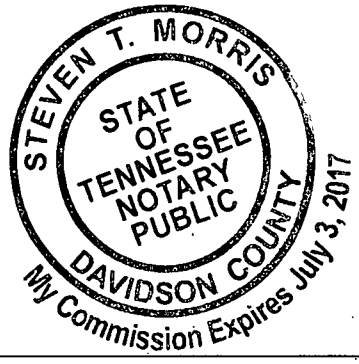
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH day of JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeremy S. Locklear	Mortgage Investors Group	119 13 0 265.00
(NAME)	(NAME)	
402 McIver Street	8320 East Walker Springs Lane, 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David E. Thompson, joined by his wife Kelli Thompson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeremy S. Locklear, an unmarried man**, 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 Lot No. 7 of Patterson Maple Hill Subdivision as of record in Book 332, page 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to William Allen Thompson and wife, Dorena D. Thompson by Warranty Deed from Frances F. Landis and husband, L. C. Landis dated May 19, 1972 and recorded May 26, 1972, Book 4604, Page 666.

Being a part of the same property conveyed to Laurel T. Cartwright, William C. Thompson, David E. Thompson and Daniel A. Thompson, receives a 25% tenant in common by Affidavit of Inheritance from William A. Thompson and Laurel D. Thompson, husband and wife, and held a tenancy by the entirety dated August 02, 2008 and recorded August 08, 2008 in Instrument No. 20080808-0081873, in said Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to David E. Thompson by Quitclaim Deed from David E. Thompson, Laurel T. Cartwright, William C. Thompson and Daniel A. Thompson dated May 27, 2014 and

BILL GARRETT, Davidson County
Trans:T20160008121 DEEDWARR
Recvd: 01/29/16 15:52 2 pgs
Fees:13.00 Taxes:814.00
20160129-0009089

recorded May 28, 2014 as Instrument No. 20140528-0045783, in said Register's Office of Davidson County, Tennessee.

~~Further being the same property conveyed to David E. Thompson by Special Warranty Deed from Venture Properties, a Tennessee General Partnership dated September 25, 2015 and recorded September 28, 2015 as Instrument No. 20150928-0098298, in said Register's Office of Davidson County, Tennessee.~~

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 402 McIver Street, Nashville, TN 37211

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 25th day of January, 2016.

David E. Thompson

Kelli Thompson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, David E. Thompson and Kelli Thompson, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2016.

Notary Public

My Commission Expires: 2-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-156013SSO