BILL GARRETT, Davidson County
Trans:T20160024483 DEEDWARR
Recvd: 03/28/16 10:37 2 pgs
Fees:13.00 Taxes:777.00
20160328-0028542

Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

The actual consideration or value, whichever is greater is ~~$210,000.00~~

Affiant

Subscribed and sworn before me this the 24th day of March, 2016.

Notary Public
My commission expires: 2/24/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brendan Winger 809 S. 12st Street Nashville, TN 37206	Mortgage Investors Group 750 Old Hickory Blvd. Brentwood Commons Two, 130 Brentwood, TN 37027	133-00-0-057.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMIE JO BREITBACH, AN UNMARRIED WOMAN AND JASON SCOTT SANDERBECK, AN UNMARRIED MAN AS TENANTS IN COMMON WITH RIGHT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRENDAN WINGER, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Two tracts of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows;

First Tract Beginning in the center of Thompson Road at a point, the Northeast corner of the second tract of land conveyed to M.G. Height by deed from Davidson County, Tennessee, of record in Book 833, Page 777, Register's Office for Davidson County, Tennessee; thence with the center of said road, South 62 degrees East 4.9 poles to the Northwest corner of the property conveyed to E. B. Woodroof and wife, by deed from T.F. Woodroof and wife, of record in Book 1166, Page 27, Register's Office for Davidson County, Tennessee, thence South 75 degrees, West 16 poles to a point in the Easterly line of the Height property; thence with Height's Easterly line North 49 3/4 degrees East 12.9 poles to the beginning.

Second Tract Beginning in the center of the Thompson Road at water's edge on the East bank of the West fork of Mill Creek; thence with the center of said road South 62 degrees East 8 poles to the Northwest corner of the property conveyed to HG. Height by deed from Davidson County, Tennessee, of record In Book 900, Page 711, Register's Office for Davidson County Tennessee; thence South 49 3/4 degrees West 13.7 poles to a hackberry; thence South 25 1/4 degrees West 21.6 poles to a stake 3 feet East of a persimmon; thence North 69 3/4 degrees West 4 poles more or less, to the water's edge of said creek; thence down said creek with its meanders to the beginning:

Included in the above but specifically excluded therefrom is that portion thereof described in the deed from Richard A. Jones, Trustee to Metropolitan Government of Nashville and Davidson County of record in Book 7019, Page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trent Dean Gongwer and Bobbi Jo Gongwer, husband and wife by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument

No. 20130312-0024339 Register's Office for Davidson County, Tennessee, dated March 11, 2013 and recorded on March 12, 2013.

Being the same property conveyed to Jamie Jo Breitbach, an unmarried woman and Jason Scott Sanderbeck, an unmarried man as tenants in common with rights of survivorship by Warranty deed from Trent Dean Gongwer and Bobbi Jo Gongwer, husband and wife of record in Instrument No. 20140917-0085443 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 17, 2014.

Being also known as 450 Paragon Mills Road Nashville, TN 372113828.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 450 Paragon Mills Road, Nashville, TN 37211-3828.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 24th day of March, 2016.

Jamie Jo Breitbach

Jason Scott Sanderbeck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jamie Jo Breitbach and Jason Scott Sanderbeck, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2016.

My commission expires:
1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY