THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16037018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $235,500.00.

Meredith Hamilton
Affiant

Subscribed and sworn to before me, this 1st day of April, 2016.

Notary Public
My Commission Expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20160028104 DEEDWARR
Recvd: 04/06/16 15:20 2 pgs
Fees:13.00 Taxes:871.35
20160406-0033169

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meredith Hamilton and Michael Hamilton 1515 CORDER DR Nashville TN 37206-1203	~~New Owner~~ MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS #200 KNOXVILLE, TN 37923	Tax Parcel ID No. 72-16-245.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erika Grundstrom, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith Hamilton and Michael Hamilton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 21 on the Plan of Dugger Heights of record in Book 1424, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description.

Being the same property conveyed to Erika Grundstrom, unmarried by Warranty Deed from Reginald Booker and wife, Lisa Booker, recorded on the 30th day of August, 2007 in Instrument No. 20070830-0104607, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUGGER HEIGHTS, as recorded in Plat Book 1424, Page(s) 102

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records

This is improved property located at 1515 CORDER DR Nashville TN 37206-1203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2016.

Erika Grundstrom

Robert Carroll

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erika Grundstrom and Robert Carroll, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018