WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Meredith Maley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

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

W-FC-16-107-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Gordon Throne	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	**106-13-0-156.00**
107 Sadler Court	9320 E. WALKER SPRINGS #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-4816	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONRAD SPENCER MYLER AND REBEKAH R. MYLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN GORDON THRONE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 12, on the Plan of Resubdivision of Part of Sadler Place, Section Nine, of record in Plat Book 2083, page 77, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Conrad Spencer Myler and Rebekah R. Myler, husband and wife by Warranty deed from Lance Myler and Candace Myler, husband and wife of record in Instrument No. 20131104-0114454 Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on November 4, 2013.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 2083, Page 77, Register's Office for Davidson County, Tennessee.
- Deed to the Nashville, Chattanooga and St. Louis Railway of record in Book 2246, page 523, Register's Office for Davidson County, Tennessee.
- Possible right of The Nashville, Chattanooga, and St. Louis Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 Sadler Court, Nashville, Tennessee 37210-4816**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160037230 DEEDWARR
Recvd: 05/04/16 15:37 2 pgs
Fees:13.00 Taxes:777.00
20160504-0044215

Witness my/our hand(s) this the 2nd DAY OF MAY, 2016.

Conrad Spencer Myler by Rebekah R Myler, attorney-in-fact

Conrad Spencer Myler by Rebekah R. Myler, attorney-in-fact

Rebekah R Myler

Rebekah R. Myler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebekah R. Myler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CONRAD SPENCER MYLER, and who acknowledged he/she/they executed the same as the free act and deed of the said CONRAD SPENCER MYLER.

Witness my hand and official seal, this the 2nd of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBEKAH R. MYLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212