WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/24/18 (AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

O-VRES-16-0904

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)
Brady Kent and Michele Fiore	**Mortgage Investors Group**	
(NAME)	(NAME)	**118-05-0A-043.00-CO**
940 Gale Lane #129	**8320 East Walker Springs Lane, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-3097	**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, **JANINE D. APPLETON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADY KENT AND MICHELE FIORE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 Building 11, Apartment C, St. Martin Square, now known as 12 South Towers, on the Plan of record in Plat Book 4460, Page 186 amended at Instrument No. 20031107-0163683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janine D. Appleton, an unmarried woman by Warranty deed from Diana Garrett, a single person of record in Instrument No. 20050902-0105761 Register's Office for Davidson County, Tennessee, dated August 26, 2005 and recorded on September 02, 2005.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4611, Page 682, as amended in Book 4710, page 244, Book 4711, page 48, Book 4611, page 674, Book 4710, page 602, Instrument No. 19991230-0308948, Instrument No. 20031107-0163682, and Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee;
- Charter of 12 South Towers Homeowner's Association, Inc. of record in Book 4711, Page 48, as amended in Instrument No. 20031107-0163682, in the Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 4611, Page 692, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **940 Gale Lane #129, Nashville, Tennessee 37204-3097**.

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:T20160057822 DEEDWARR
Recvd: 07/07/16 10:47 2 pgs
Fees:13.00 Taxes:1050.80
20160707-0069519

Witness my/our hand(s) this the 5th DAY OF JULY, 2016.

Janine D. Appleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANINE D. APPLETON, 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 5th of July, 2016.

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



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