WARRANTY DEED

G-SG-16-7825-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

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

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)
Thomas E. Ellison	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	**156-01-0B-036.00-CO**
7825 Harpeth View Drive	9370 E. WALKER SPRINGS #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, **BARBARA F. GREENE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS E. ELLISON, AN UNMARRIED MAN,** 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 Lot No. 36 on the Plan of Harpeth View Subdivision of record in Plat Book 6900, Page 319, 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 Barbara F. Greene, unmarried by Warranty deed from George R. Miller, unmarried of record in Book 10967, page 72, Register's Office for Davidson County, Tennessee, dated May 28, 1998 and recorded on June 08, 1998.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Page 319;
- Covenants, Conditions and Restrictions of record in Book 7112, Page 341, Book 7242, Page 537 and Book 10940, Page 605;
- By-Laws of record in Book 7242, Page 546 and Book 10940, Page 619;
- HOA Charter of record in Book 7306, Page 411 and Book 10940, Page 614;
- Sewer Line Easement of record in Book 6970, Page 275;
- Easement of record in Book 8436, Page 543;
- Restrictions of record in Book 10967, Page 72, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7825 Harpeth View Drive , Nashville, Tennessee 37221**.

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:T20160061628 DEEDWARR
Recvd: 07/18/16 15:38 2 pgs
Fees:13.00 Taxes:943.50
20160718-0073750

Witness my/our hand(s) this the 8th DAY OF JULY, 2016.

Barbara F. Greene by Lucas Ryan Rust Attorney in Fact

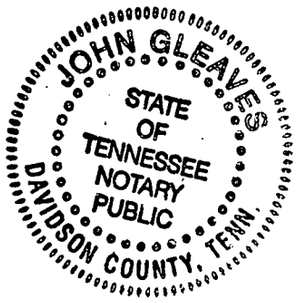
Barbara F. Greene by Lucas Ryan Rust,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucas Ryan Rust, 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 BARBARA F. GREENE, and who acknowledged he executed the same as the free act and deed of the said BARBARA F. GREENE.

Witness my hand and official seal, this the 29th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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