THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33227-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me this 28th day of September, 2016. Notary Public My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

WARRANTY DEED

Address New Owner: Robert Campbell 3128 Penn Meade Way Nashville, TN 37214	**Send Tax Bills To:** MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS KNOXVILLE, TN 37923	**Tax Information:** Map and Parcel No.: 052 13 0 B 242 00CO

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, **Brandy M. Carter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chelsea Campbell, an unmarried woman and Robert S. Campbell, an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3128 Penn Meade Way, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20160086842 DEEDWARR
Recvd: 10/03/16 15:19 3 pgs
Fees:18.00 Taxes:499.50
20161003-0104116

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of September, 2016.

Brandy M. Carter

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brandy M. Carter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2016.

Notary Public

My Commission Expires:

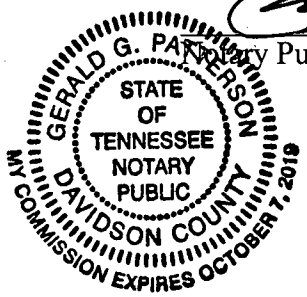


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of River Glen Phase 5 Section 2, as of record in Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jesse I. Carter and Brandy M. Carter, husband and wife, by deed dated March 30, 2004 from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes of record in Instrument No. 20040401-0036824, Register's Office for Davidson County, Tennessee. The parties having since divorced. By Quitclaim Deed dated October 5, 2012 in Instrument No. 20121016-0094767, Register's Office for Davidson County, Tennessee, Jesse I. Carter conveyed his interest in subject property to Brandy M. Carter.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 052 13 0 B 242 00CO.
2. Dedication of common area to River Glen Homeowners Association of record in Instrument No. 20041217-0150273, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Glen Homeowners' Association, of record in Book 7566, page 571, amended in Instrument No. 20040915-0111299 and Resolution of record in Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Open Space Plan of record as Instrument No. 20030319-0036614, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plan of record as Book 6900, pages 650, 651, and 671, Register's Office for Davidson County, Tennessee.
8. Easement for right of way of record in Book 11030, page 731, Register's Office for Davidson County, Tennessee.
9. Easement for access of record in Book 7296, page 484, Register's Office for Davidson County, Tennessee.
10. Easement for electric power transmission lines of record in Book 3961, page 681, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20010816-0088874, Register's Office for Davidson County, Tennessee.