This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $482,000.00.

Affiant

Subscribed and sworn before me this the 5th day of October, 2016.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vanessa L. Carlton	Mortgage Investors Group	072-08-0-028.00
1441 McGavock Pike	8320 East Walker Springs Lane	
Nashville, TN 37216	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL L. DEFELICE AND CATHRYN M. DEFELICE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VANESSA L. CARLTON AND JOHN MCCAULEY, III, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly 20 feet of Lot No. 8, all of Lot No. 9 and the Westerly 20 feet of Lot 10 Block A on the Plan of Inglewood Golf Club Estates of record in Plat Book 843, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 100 feet on the Northerly side of Williams Ferry Road (now McGavock Pike) and runs back between lines, as measured from the center line of said road, 547 feet, more or less, on the Westerly line and 374 feet, more or less, on the Easterly line to a dead line and measures 209.8 feet, more or less thereon. Being the same property conveyed to Daniel L. Borders and Cathryn M. Johnson by Warranty deed from Bank of America, N.A of record in Instrument No. 20090501-0039954 Register's Office for Davidson County, Tennessee, dated April 27, 2009 and recorded on May 1, 2009.

Being the same property conveyed to Daniel L. Defelice and Cathryn M. Defelice by Quitclaim deed from Daniel L. Borders and Cathryn M. Johnson of record in Instrument No. 20150225-0016335 Register's Office for Davidson County, Tennessee, dated February 16, 2015 and recorded on February 25, 2015.

Being also known as 1441 McGavock Pike Nashville, Tennessee 37216.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1441 McGavock Pike, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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:T20160088180 DEEDWARR
Recvd: 10/06/16 12:50 2 pgs
Fees:13.00 Taxes:1783.40
20161006-0105847

Witness my hand this the 5th day of October, 2016.

Daniel L. Defelice

Cathryn M. Defelice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel L. Defelice and Cathryn M. Defelice, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY