WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113180 DEEDWARR
Recvd: 12/22/16 15:40 2 pgs
Fees:13.00 Taxes:1106.30
20161222-0135019

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,000.00.

Affiant

Subscribed and sworn to me on December 21st, 2016.

NOTARY PUBLIC
My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Meghan Kelly Joshua Cournoyer 1323 McChesney Ave Nashville, TN 37216	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS LN, SUITE 200 KNOXVILLE, TN 37923	072-03-089.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lonnie Wilkerson and Kristin Hall, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joshua Cournoyer and Meghan Kelly, Husband and Wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 205 ON THE PLAN OF ENGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO Lonnie Wilkerson and Kristin Hall, joint tenants with right of survivorship, BY WARRANTY DEED FROM Keith Speer and Jennifer Speer, husband and wife, dated August 23, 2011, of record in Instrument No. 20110824-0065594, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1323 McChesney Ave, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS our hands on December 21st, 2016.

Lonnie Wilkerson

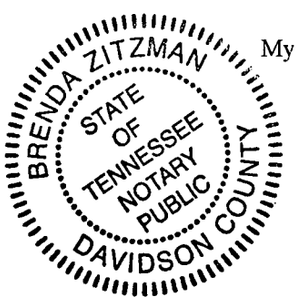
Kristin Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 21st, 2016, before me personally appeared Lonnie Wilkerson and Kristin Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 21st, 2016.

NOTARY PUBLIC



My Commission Expires: 11-6-2017