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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $407,600.00.

Affiant

Subscribed and sworn before me this the 17th day of February, 2017.

Notary Public
My commission expires: 12-1-2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20170014935 DEEDWARR
Recvd: 02/21/17 09:23 2 pgs
Fees:13.00 Taxes:1508.12
20170221-0016984

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Edward B. Keane 1200 North 6th Street Nashville, TN 37207	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	071-16-0-210.00

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, JESSICA L. FOSTER AND MARK J. FOSTER, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EDWARD B. KEANE AND JONI L. KEANE, HUSBAND AND WIFE, 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 Lot No. 119-120 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 Jessica Foster and Mark Foster, wife and husband by Warranty deed from Adam Jeffrey Harrell and Catherine Renee Butler now known as Catherine Renee Harrell of record in Instrument No. 20140805-0070259 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 05, 2014.

Being also known as 1200 North 6th Street Nashville, Tennessee 37207.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1200 North 6th Street, Nashville, TN 37207.

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.

MF by JF AIF

Witness my hand this the 17th day of February, 2017.

Jessica L. Foster

Mark Foster by Jessica Foster, his attorney in fact
Mark J. Foster
BY: Jessica L. Foster, 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, Jessica L. Foster, 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 17th day of February, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of TENNESSEE
County of DAVIDSON

On this 16th day of February, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Jessica L. Foster with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark J. Foster by Specific POWER OF ATTORNEY dated February 3, 2017, and who acknowledged that he executed the same as the free act and deed of Mark J. Foster.

Witness my hand and official seal of office this 16th, day of February, 2017.

My Commission Expires:

9-10-2018

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY