THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170311234**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $567,500.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2017. Notary Public My Commission Expires: 7.3.17

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ross Margulies and Leah Puttkammer 1302 Stratton Avenue Nashville TN 37206	Mortgage Investors Group 8320 E. Walker Springs Rd. Suite 200 Knoxville TN 37923	Tax Parcel ID No. 083-05-0-297.00

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, **Maegan Carr Martin and Jonathan L. Martin, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross Margulies, an unmarried man and Leah Puttkammer, an unmarried woman, as join tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28, Block "B" on the Plan of F. O. Beasley's Addition to East Nashville of record in Plat Book 57, Page 85, 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 Maegan Carr Martin and Jonathan L. Martin, wife and husband by Warranty deed from William R. Miller, III, married of record in Instrument No. 20141006-0092535 Register's Office for Davidson County, Tennessee, dated October 02, 2014 and recorded on October 06, 2014.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee.

This is improved property located at 1302 Stratton Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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: T20170035818 DEEDWARR
Recvd: 04/28/17 08:08 2 pgs
Fees: 13.00 Taxes: 2099.75

20170428-0041710

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2017.

Maegan Carr Martin

Jonathan L. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maegan Carr Martin and Jonathan L. Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2017.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY