WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020 (AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DANIEL AHLBRANDT

W-VRES-17-2800

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Lentz and Katelyn Elliott	**Mortgage Investors Group**	
(NAME)	(NAME)	**083-15-0-083.00**
2800 Noonan Drive	**8230 East Walker Springs Lane, Ste 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARIUSZ POTOCKI, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN LENTZ, AN UNMARRIED MAN AND KATELYN ELLIOTT, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, and amended in Book 3950, Page 503, 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 Dariusz Potocki, a single man by Quitclaim Deed from Derek Potocki AKA Dariusz Potocki, unmarried of record in Instrument No. 20160705-0068222 Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on July 05, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2663, Page 61, amended in Book 3950, Page 503, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6241, Page 838, Book 6336, Page 949 and Book 6367, Page 607, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2800 Noonan Drive , Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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:T20170036856 DEEDWARR
Recvd: 05/02/17 10:07 2 pgs
Fees:13.00 Taxes:1554.00
20170502-0042948

Witness my/our hand(s) this the 28th DAY OF APRIL, 2017.

Dariusz Potocki by Kevin Bryant, His Attorney in Fact

Dariusz Potocki by Kevin Bryant, His 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, KEVIN BRYANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DARIUSZ POTOCKI, and who acknowledged he/she/they executed the same as the free act and deed of the said DARIUSZ POTOCKI.

Witness my hand and official seal, this the 28th of April, 2017.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212