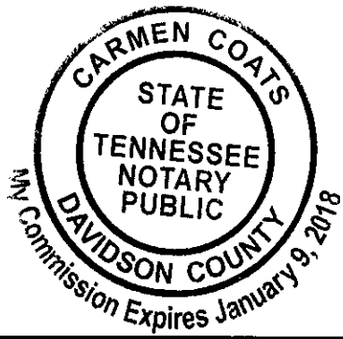
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colin Bedinghaus	MORTGAGE INVESTORS GROUP	072 06 0Q 002.00 CO
(NAME)	(NAME)	Bill Garrett Davidson County
1056B Zophi Street	8320 EAST WALKER SPRINGS LN #200	Batch# 34236 **DEEDWARR**
(ADDRESS)	(ADDRESS)	12/06/2017 02:59:55 PM 2 pgs
Nashville, TN 37216	KNOXVILLE, TN 37923	Fees: $13.00 Taxes: $1,276.13
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171206-0124659

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Southeastern Building Corporation, a Tennessee corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Colin Bedinghaus, an unmarried man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of the 1056 Zophi Street Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration Establishing a Horizontal Property Regime for 1056 Zophi Street Townhomes, of record in Instrument No. 20150623-0060254, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1056 Zophi Street Townhomes as shown on Exhibit "B" to the Declaration of record in Instrument No. 20150623-0060254, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Southeastern Building Corporation, a Tennessee corporation, by deed from Integrity First Ventures, LLC, a Tennessee limited liability company, dated February 3, 2016 and recorded on February 5, 2016 in Instrumnet No. 20160205-0011579, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1056B Zophi Street, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hands this 1st day of December, 2017.

SOUTHEASTERN BUILDING CORPORATION, A TENNESSEE CORPORATION

by:_____
Tommy Jarratt, Authorized Representative

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Tommy Jarratt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Representative of Southeastern Building Corporation, a Tennessee corporation and that he as such Authorized Representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Representative

WITNESS my hand and seal this 1st day of December, 2017.

_____
Notary Public
My Commission Expires: 12/18/17

File No.: 173929

