THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 34876-06-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Karen Johnson Davidson County
Batch# 253665 DEEDWARR
07/08/2019 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20190708-0066141

WARRANTY DEED

Address New Owner: Sean Russo, Annie Russo 304 Blackman Road Nashville, TN 37211	Send Tax Bills To: Mortgage Investors Group 9320 E Walker Springs Lane, Ste. 200 Knoxville, TN 37923	Tax Information: Map and Parcel No.: 147 05 0105 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, **Stacey Ann Thompson n/k/a Stacey Thompson Cawthon and husband, Jay Cawthon,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne M. Russo and Sean P. Russo, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 304 Blackman Road, Nashville, TN 37211.

Jay Cawthon joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Stacey Thompson Cawthon.

Stacey Ann Thompson, Stacey Ann Thompson Cawthon, and Stacey Thompson Cawthon are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of June, 2019.

Stacey Thompson Cawthon

Jay Cawthon by Stacey Thompson Cawthon Attorney in fact

Jay Cawthon, by Stacey Thompson Cawthon, 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, aforesaid, Stacey Thompson Cawthon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires: 5-5-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Thompson Cawthon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jay Cawthon and she is authorized by Jay Cawthon to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of June, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires: 5-5-20

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Plat Book 2900, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stacey Ann Thompson by deed dated March 31, 2003 from Jeffrey Scott Harned and Kelly Dwayne Harned of record in Instrument No. 20030409-0047280, Register's Office for Davidson County, Tennessee. Stacey Ann Thompson having since married and is now known as Stacey Thompson Cawthon.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 147 05 0105 00.
2. All matters appearing on the Plan of record as Book 2900, page 59, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021