WARRANTY DEED

G-AVE-12-215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valentin Mitev	Valentin Mitev	
215 Burns Avenue	(NAME) 215 Burns Avenue	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	104-2-M-215.00 CO
(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 considerations, the receipt of which is hereby acknowledged, we JONATHAN COOK, UNMARRIED AND THOMAS COOK AND DELORES COOK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VALENTIN MITEV AND WIFE, KRASSIMIRA MITEVA, hereinafter called the Grantee(s), their heirs 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 UNIT 215 AKA UNIT F, BURNS STATION CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN DEED BOOK 7292, PAGE 607, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN COOK, UNMARRIED AND THOMAS COOK AND WIFE, DELORES COOK BY WARRANTY DEED FROM IN GYN KIM AND SPOUSE, YOON JUNG KIM CHANG, RECORDED ON THE 20TH DAY OF JULY, 2010 IN INSTRUMENT NO. 20100720-0056518, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN THE HOA CHARTER OF RECORD IN BOOK 7304, PAGE 756 AND THE MASTER DEED OF RECORD IN BOOK 7292, PAGE 607, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 215 Burns Avenue, Nashville, Tennessee 37203
(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 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.

Witness my/our hand(s) this 15th day of June, 2012.

Jonathan Cook

Thomas Cook by Jonathan Cook, Attorney-In-Fact

Delores Cook by Jonathan Cook, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20120045440 DEEDWARR
Recvd: 06/20/12 10:08 2 pgs
Fees:13.00 Taxes:669.70

20120620-0053933

STATE OF Tennessee
COUNTY OF Davidson

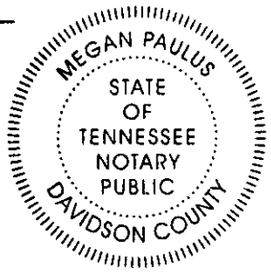
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)



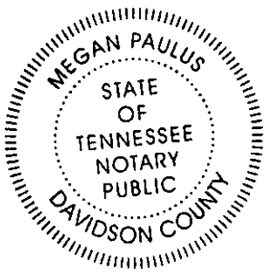
STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of June, 2012, before me personally appeared Jonathan Cook 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 Thomas Cook and Delores Cook and who acknowledged he/she/they executed the same as the free act and deed of the said Thomas Cook and Delores Cook.

Witness my hand and official seal, this the 15th day of June, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903