BILL GARRETT, Davidson County
Trans:T20120047971 DEEDWARR
Recvd: 06/29/12 09:45 2 pgs
Fees:13.00 Taxes:569.80
20120629-0057114

RETURN TO:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

E. MANNIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $154,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2012. Notary Public My Commission Expires: 1-6-15

Address New Owner As Follows: Tamara J. Cooley 5060 North Hilson Drive Nashville, TN 37211	Send Tax Bills To: Mortgage Investors Group 8320 E. Walker Springs Lane #200 Knoxville, TN 37923	Map-Parcel Number: 161-03-0-143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Franziska Suter, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tamara J. Cooley, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled McMurray Park, of record as Plat Book 5050, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Franziska Suter, by deed from Julie Haberer and husband, Kraig Haberer, of record as Instrument No. 20050627-0073519, dated June 22, 2005, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 5050, page 89, said Register's Office.

3. Restrictive Covenants contained in instrument of record as Book 5185, page 137, said Register's Office.

This is improved property known as: **5060 North Hilson Drive, Nashville, TN 37211.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of June, 2012.

Franziska Suter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Franziska Suter, the within named bargainor, 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 28th day of June, 2012

(Seal)

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012