03

Rubby Tittle

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051872 DEEDWARR
Recvd: 07/13/12 14:47 2 pgs
Fees:13.00 Taxes:702.63
20120713-0061866

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$189,900.00

Theresa Ruby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2012.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Cooper, Jr.	Mortgage Investors Group	14202015800
(NAME)	(NAME)	
141 Carriage Drive	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Grady L. Eleam, Jr. and wife, Mitzi C. Eleam, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Cooper, Jr., 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, State of Tennessee, Being Lot No. 162, on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Register's office for said County, to which Plan reference is made for a more complete description thereof.

Said Lot No. 162 fronts 80.00 feet on the northwesterly margin of Carriage Drive and extends back 196.55 feet on the northeasterly line and 210.50 feet on the southwesterly line to a broken line in the rear, measuring 175. 47 feet thereon.

Being the same property conveyed to Grady L. Eleam, jr. and wife, Mitzi C. Eleam, by deed of record in Book 10051, Page 518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Mitzi C. Eleam by Grady L. Eleam, Jr. as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No 20120713-0061865 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 141 Carriage Drive, Nashville, TN 37221
(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 our hands this 6th day of July, 2012.

Grady L. Eleam, Jr.

Mitzi C. Eleam by Grady L. Eleam, Jr. as her attorney in fact HER 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, the within named Grady L. Eleam, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2012.

Commission expires:

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public

AND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 6th day of July, 2012, before me personally appeared Grady L. Eleam, Jr., the person who executed the foregoing instrument on behalf of Mitzi C. Eleam and who acknowledged that he executed the same as the free act and deed of the said Mitzi C. Eleam, through Power of Attorney granted he by the said Mitzi C. Eleam.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2012.

Commission expires:

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public