ADDRESS NEW OWNER:
Thomas Cox
Sara Cox
204 Clearlake Drive W.
Nashville, TN 37217

SEND TAX BILL TO:
Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923

MAP & PARCEL NOS.:
13607014100

BILL GARRETT, Davidson County
Trans:T20120057661 DEEDWARR
Recvd: 08/03/12 15:15 2 pgs
Fees:13.00 Taxes:499.50
20120803-0069276

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Golden Gutters, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sara Cox and Thomas Cox, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 206, on the Plan of Priest Lake Park, Section 4, of record in Plat Book 4460, Pages 15-17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Golden Gutters, LLC, from Michele Ashton, by Warranty Deed recorded on October 24, 2011, in Instrument No. 20111024-0082323, Register's Office for Davidson County, Tennessee.

This is property with a common address of **204 Clearlake Drive W., Nashville, TN 37217**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4460, Pages 15-17, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4505, Page 774, said Register's office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of July, 2012.

Golden Gutters, LLC

By: _____, President
David Rodriguez, President

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 David Rodriguez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Golden Gutters, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the within instrument for the purposes therein contained by signing the name of the company by the said David Rodriguez as such President.

Witness my hand and official seal at office, this 31st day of July 2012.

_____
Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1207-147

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $135,000.00.

_____
Affiant

Subscribed and sworn before me this 31st day of July, 2012.

_____
Notary Public
My Commission Expires: My Commission Expires January 7, 2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY