BILL GARRETT, Davidson County
Trans:T20130022603 DEEDWARR
Recvd: 03/20/13 09:07 2 pgs
Fees:13.00 Taxes:599.40

20130320-0027457

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-ZR-13-1106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timra Stump (NAME)	Mortgage Investors Group (NAME)	
1106 Pennock Avenue (ADDRESS)	8320 East Walker Springs Ln, #200 (ADDRESS)	**82-3-287.00**
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **DAN COHEN, A SINGLE PERSON** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMRA STUMP,** unmarried, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 23 ON CRUTCHER BROS. PLAN OF LOTS IN NORTHEAST NASHVILLE, BEING A SUBDIVISION OF PART OF THE LUCY H. LINDSLEY PROPERTY, AS OF RECORD IN BOOK 161, PAGE 158, REGISTER'S OF DEEDS, DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 23 FRONTS FIFTY FEET ON THE WEST SIDE OF PENNOCK AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ONE HUNDRED FIFTY FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAN COHEN, A SINGLE PERSON BY WARRANTY DEED FROM STEPHEN WULFING AND WIFE, MARIE WALTERS-WULFING, RECORDED ON THE 2ND DAY OF JULY, 2008 IN INSTRUMENT NO. 20080702-0068163, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

DAN COHEN IS ONE AND THE SAME PERSON AS DANIEL W. COHEN AS LISTED ON THE SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HERWITH OF RECORD IN INSTRUMENT NO. 20130320-0027456, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 158; EASEMENT OF RECORD IN BOOK 4483, PAGE 144 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1106 Pennock Avenue Nashville, Tennessee 37207**
(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 ~~14th~~ 12th day of March, 2013.

Dan Cohen by Katharine Cohen, Attorney in Fact

Dan Cohen by Katharine Cohen,
Attorney in Fact

STATE OF Arizona

COUNTY OF Pima

Before me personally appeared Katharine Cohen 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 Daniel W. Cohen and who acknowledged he/she/they executed the same as the free act and deed of the said Daniel W. Cohen.

Witness my hand and official seal, this the ~~14th~~ 12th day of March, 2013.

Notary Public
My Commission Expires: June 10th, 2013

(SEAL)

LUIS E. LEAL
NOTARY PUBLIC - ARIZONA
PIMA COUNTY
My Commission Expires
June 10, 2013

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212