THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130028465 DEEDWARR
Recvd: 04/08/13 14:28 2 pgs
Fees:13.00 Taxes:813.63
20130408-0034586

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Whitney Cooper 2121 Scott Avenue Nashville, Tennessee 37216	Mortgage Investors Group 8320 East Walker Springs Lane #200 Knoxville, TN 37923	072 11 0 202.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY MILLER and wife, JULIE E. MILLER and JON KEVIN BRYANT**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **WHITNEY COOPER, unmarried**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of S.W. Eastes' Subdivision as shown on Plat of record in Plat Book 1424, page 44, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Jeffery J. Miller and wife, Julie E. Miller, together as to a one half interest and Jon Kevin Bryant, as to a one half interest, as Joint Tenants with Right of Survivorship by Warranty Deed from Brenda Joyce Martin, devisee under the Last Will & Testament of Lucille Arneta Martin of record as part of Docket No. 12P-913 in the Seventh Circuit Court, Probate Division for Davidson County, dated October 15, 2012 recorded on October 17, 2012 of record in Instrument No. 20121017-0095386, Register's Office for Davidson County, Tennessee. Note that Jeffery J. Miller as stated in the previous deed is the same person as Jeffery Miller stated as Grantor herein.

NOTE: This property was never the residence of the Grantors herein.

This is improved property known as **2121 Scott Avenue, Nashville, Tennessee 37216**.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **5th** day of **April, 2013**:

Jeffery Miller

Julie E. Miller

Jon Kevin Bryant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFERY MILLER AND JULIE E,.MILLER, AND JON KEVIN BRYANT**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 5th day of April, 2013:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $219,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2013:

Notary Public

My Commission Expires: 5-2014

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY