BILL GARRETT, Davidson County
Trans:T20130032866 DEEDWARR
Recvd: 04/22/13 13:46 3 pgs
Fees:18.00 Taxes:377.40
20130422-0039814

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Bijoy E. John 5259 McGavock Road Brentwood, Tennessee 37027	Same	**Map 159-07-0A** **Parcel No. 002.00-CO and** **Map 159-07-0A** **Parcel No. 003.00-CO**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **McCohen Development Corp.**, a Tennessee corporation (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, do hereby transfer and convey unto **Bijoy E. John and Dotty John, husband and wife,** (herein referred to as "Grantees"), as joint tenants with right of survivorship, their heirs and assigns, forever in fee simple, the following described tracts or parcels of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of High Valley, of record in Book 9700, page 188, Register's Office for Davidson County, Tennessee to which reference is made for the metes and bounds description thereof, and being made a part hereof by this reference thereto;

and,

Land in Davidson County, Tennessee, being Lot No. 3 on the Re-Subdivision of Lots 3, 4, 5 and 6, Section One, High Valley, of record in Book 9700, page 842, Register's Office for Davidson County, Tennessee to which reference is made for the metes and bounds description thereof, and being made a part hereof by this reference thereto.

Being part of the same property conveyed to McCohen Development Corp., a Tennessee corporation, by deed from Key Investments, Inc., a Tennessee corporation, dated February 23, 1995, and of record in Book 9603, page 406, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5005 and 5009 High Valley Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said tracts or parcels of land together with all the improvements thereon and the appurtenances thereunto belonging unto Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with Grantee that it is lawfully seized and possessed of said properties, that it has a good and lawful right to sell and convey the same, and that the properties are free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are prorated.

Grantor further covenants with Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tracts or parcels of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

Executed effective the 18th day of April, 2013.

GRANTOR:

McCohen Development Corp.

By: Martha L. Moran
Martha L. Moran
Its: President

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned Notary Public, Martha L. Moran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged herself to be the President of McCohen Development Corp., a Tennessee corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 8 day of April, 2013.

Sandra E. Quintero
Notary Public

OFFICIAL SEAL
SANDRA E QUINTERO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/06/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $102,000.00.

Catherine Clearwaters
AFFIANT

Subscribed and sworn to before me this 18 day of April, 2013.

Lynn J Babcock
NOTARY PUBLIC

My Commission Expires:
1-15-17

