THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Adriane M. Cooper
5804 Seven Points Trace
Hermitage, TN 37076

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane, Ste 200
Knox. TN 37923

Davidson County	DEEDWARRSP
Recvd: 05/30/13 16:06	2 pgs
Fees:13.00 Taxes:425.50	
20130530-0054700	

Map & Parcel Nos.:
150-14-0A-107.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **500 Pleasant Colony Land Trust, Trustee, Inc., Trustee** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Adriane M. Cooper, an unmarried woman** (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 724 on the Plan of Calumet Estates, Phase 7, of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to 500 Pleasant Colony Land Trust, Trustee, Inc., Trustee, from Federal Home Loan Mortgage Corporation, by deed on January 24, 2013, of record in Instrument Number 20130125-0008276, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

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

GRANTOR FURTHER COVENANTS with the said Grantee and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **30th** day of **May, 2013**.

GRANTOR:

Trustee, Inc., as Trustee of the 500 Pleasant Colony Land Trust

By Kirk Whitworth, President

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is **$115,000.00**.

AFFIANT

Subscribed and sworn to before me, this **30th** day of **May, 2013**.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of May, 2013, before me, appeared Kirk Whitworth, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Trustee, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Kirk Whitworth acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY