Davidson County DEEDWARR
Recvd: 07/15/14 14:45 3 pgs
Fees:18.00 Taxes:733.11
20140715-0062495

WARRANTY DEED

SR14-3522

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,139.00

Michael Illobre
Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2014.

Robyn C. Day
Notary Public

MY COMMISSION EXPIRES: 2/21/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Illobre	Mortgage Investors Group	
3522 Elkins Ave	8320 East Walker Springs Lane	
Nashville, TN 37209	Knoxville, TN 37923	092-13-169.00
(CITY) (STATE) (ZIP)	(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 CHRISTY D. COOK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL ILLOBRE, AN UNMARRIED MAN, 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, Tennessee, being Lot No. 12, Block 17, on the Plan Charlotte Park Company's 2nd Addition to Nashville, of record in Plat Book 57, Page(s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christy D. Cook, unmarried by Warranty Deed from Prudential Relocation, Inc., a Colorado corporation, of record in Instrument No. 20080916-0094727, Register's Office for Davidson County, Tennessee, dated August 25, 2008 and recorded on September 16, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 57, Page 160 and 161, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3522 Elkins Ave, Nashville, Tennessee 37209
(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 9th day of July, 2014.

Christy D Cook
Christy D. Cook

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of July, 2014, before me personally appeared Christy D. Cook, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of July, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cassie Lovorn, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY