Warranty Deed

BILL GARRETT, Davidson County Trans:T20140080904 DEEDWARR Recvd: 10/27/14 16:05 2 pgs Fees:13.00 Taxes:1442.63 20141027-0099064	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $389,900.00. Affiant Subscribed and sworn to before me, this the 24th day of October, 2014. Notary Public My commission expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cason Cooley Kathleen Cooley	MORTGAGE INVESTORS GROUP	
1417 Janie Ave.	8320 E. WALKER	07204036300
Nashville, TN 37216	SPRINGS LN, STE 200 KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASON COOLEY AND KATHLEEN COOLEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 2 on the Plan of Resubdivision Plat Part of Lot No. 22 and All of Lot No. 23, Block "D", Country Club Estates of record in Plat at Instrument No. 20131231-0131143, 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 part of the same property conveyed to Christopher Klopp and wife, Keziah Hess-Klopp by Deed from Kathy W. Henderson, unmarried of record at Instrument No. 20120214-0013003, Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on February 14, 2012.

Being part of the same property conveyed to Jeffrey Miller and wife, Julie Miller by Deed from Christopher Klopp and wife, Keziah Hess-Klopp of record at Instrument No. 20130906-0094143, Register's Office for Davidson County, Tennessee, dated September 4, 2013 and recorded on September 6, 2013.

Being the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by deed from Jeffrey Miller and wife, Julie Miller of record in Instrument No. 20140203-0009454 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 3, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1417 Janie Ave., Nashville, TN 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of October, 2014.

North by Northeast Development, LLC

Nathan Weinberg, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of North by Northeast Development, LLC, a Tennessee Limited Liability Company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of October, 2014.



Notary Public