NEW OWNER:

MICHAEL J. O'CONNOR
5936 NEW HOPE COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:

MORTGAGE INVESTORS GROUP
8320 E. WALKER SPRINGS LANE
KNOXVILLE, TN 37923

Map & Parcel 09805003500

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0311

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150035400 DEEDWARR
Recvd: 05/07/15 12:34 3 pgs
Fees:18.00 Taxes:610.50
20150507-0041872

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand and 00/100 Dollars ($165,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **W. SCOTT HARPER and wife, KAREN HARPER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL J. O'CONNOR and wife, APRIL L. O'CONNOR**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee and being known and designated as all of Lot No. 153, Lake Park, Section V, as shown on the plat of the same of record in Plat Book 4660, Page 198, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 153 fronts 49.18 feet on the north side of New Hope Court and runs back 153.95 feet on the west line and 156.43 feet on the east line to a broken rear line on which it measures 195.00 feet.
>
> Being the same property conveyed unto W. Scott Harper by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized and existing pursuant to the laws of the United States, dated February 28, 2008, and of record in Instrument No. 20080303-0020389, in the Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 5936 NEW HOPE COURT, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4660, Page 198, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before June 1, 2015.

THIS PROPERTY is being sold ***"AS IS, WHERE IS."***

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of April, 2015.

W. SCOTT HARPER

KAREN HARPER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **W. SCOTT HARPER and KAREN HARPER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**.

Vicki James
AFFIANT

Sworn to and subscribed to before me this 30th day of April, 2015.

Debbie A. Serbin
NOTARY PUBLIC

My commission expires: 2-1-2017

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY