WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Bradley Coop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-16-18 (AFFIX SEAL)

MY COMMISSION EXPIRES 3-16-18 DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY

G-MIG-15-2320

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Coop and Sara E. Power	MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LANE SUITE 200 KNOXVILLE, TN 37923	**105-14-0C-063.00 CO**
(NAME) **2320 Knowles Avenue**		
(ADDRESS) **Nashville, TN 37204**		
(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, I/we **LIANNE E. CHILDRESS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRADLEY COOP, UNMARRIED, AND SARA E. POWER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVIORSHIP,** 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 Unit No. 2320 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Lianne E. Childress, unmarried by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded on the 31st day of August, 2007 in Instrument No. 20070831-0104694, in the Register's Office of Davidson County, Tennessee. Lianne E. Childress having since married. Said property has never been used as Grantor's maritial residence.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070525-0062832, 20070604-0065994, 20070614-0071575 and Attorney's Certificate recorded at Instrument No. 20070822-0100253.
- Charter of The Park at Melrose Townhouse Corporation recorded at Instrument No. 20070703-0079126.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060623-0075219.
- Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage, Water Mains, Pumps and Appurtenances recorded at Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082
- Cable Television Easement and Maintenance Agreement recorded at Instrument No. 20000418-0038819.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2320 Knowles Avenue, Nashville, Tennessee 37204.

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.

BILL GARRETT, Davidson County
Trans: T20150072268 DEEDWARR
Recvd: 08/26/15 09:08 2 pgs
Fees: 13.00 Taxes: 1224.70

20150826-0086210

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2015.

Lianne E. Childress

~~STATE OF TENNESSEE~~ District of Columbia
~~COUNTY OF DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIANNE E. CHILDRESS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2015.

Notary Public
My Commission Expires: 05-31-2020
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

JANE R. LEYLEGIAN NOTARY PUBLIC EXP. 5-31-20 DISTRICT OF COLUMBIA