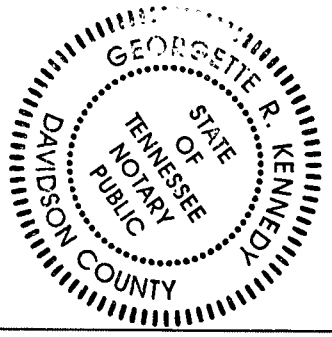
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Sherry Hatch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF April, 2017.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Bryson Cooley and Laura Cooley	BancorpSouth Bank	
(NAME) 2503 B Inga St.	(NAME) P.O. Box 3356	072093A00200CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NASHVILLE PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAD BRYSON COOLEY AND LAURA COOLEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. B, on the Plan of 2503 Inga Homes, a Horizontal property Regime with Private Elements, as shown in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160411-0034718, 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 a portion of the same property conveyed to Nashville Property Group, LLC, a Tennessee limited liability company by Warranty deed from Country Club Investors, LLC, a Limited Liability Company of record in Instrument No. 20160401-0031053 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2503 B Inga St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170036339 DEEDWARR
Recvd: 05/01/17 10:18 3 pgs
Fees: 18.00 Taxes: 1221.00

20170501-0042307

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20 day of April, 2017

NASHVILLE PROPERTY GROUP, LLC

BY: HARDY REAL ESTATE INVESTMENTS LLC, SOLE MEMBER OF NASHVILLE PROPERTY GROUP, LLC

BY: _____

LAUREN HARDY, MANAGING MEMBER OF HARDY REAL ESTATE INVESTMENTS, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Lauren Hardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Managing Member of Hardy Real Estate Investments, LLC, Sole Member of Nashville Property Group, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Managing Member of Hardy Real Estate Investments, LLC, Sole Member of Nashville Property Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Managing Member of Hardy Real Estate Investments, LLC, Sole Member of Nashville Property Group.

Witness my hand and official seal at Nashville, Tennessee this ____ day of _____, 2017.

Commission expires:

_____

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On April 26, 2017 before me, Alida Tovar,

A Notary Public personally appeared Lauren Hardy

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ALIDA TOVAR
Commission # 2108591
Notary Public - California
Orange County
My Comm. Expires Apr 25, 2019

Warranty Deed

(Seal)