THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170040440 DEEDWARR
Recvd: 05/11/17 15:30 2 pgs
Fees:13.00 Taxes:1646.50
20170511-0047038

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lauren Cooley 712 Spring House Circle Brentwood, Tennessee 37027	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS LN. #200 KNOXVILLE, TN 37923	160-11-007

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEREMY EDWARD HEAD AND WIFE, CHRISTINA T. HEAD**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LAUREN COOLEY, AN UNMARRIED WOMAN** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71, a Resubdivision of Lots 71 and 72, Phase I Hearthstone of record in Plat Book 6050, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Edward Head and wife, Christina T. Head, by Warranty Deed from David W. Howe and wife, Mary Jean Howe, filed on 11/01/2011, at Instrument No. 20011101-0119505, Davidson County Register of Deeds.

This is improved property known as **712 Spring House Circle, Brentwood, Tennessee 37027**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **10th** day of **May, 2017**:

Jeremy Edward Head

Christina T. Head

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEREMY EDWARD HEAD AND CHRISTINA T. HEAD**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of May, 2017.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $445,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF MAY, 2017:

Notary Public

My Commission Expires:

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020