Bill Garrett Davidson County
Batch# 9599 DEEDWARR
10/09/2017 10:57:39 AM 2 pgs
Fees: $13.00 Taxes: $2,456.80
20171009-0103231

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 59212
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cason Cooley Kathleen Cooley 4422 Lealand Lane Nashville, TN 37204	Mortgage Investors Group 8320 Walker Springs Lane, Suite 200 Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 13209005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$664,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy David Dibble, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cason Cooley and Kathleen Cooley, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of W.W. Wilkinson's Subdivision of Lots Nos 32, 33A and 3B in Oak Hill Subdivision No. 1 of record in Book 843, page 82, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy David Dibble, unmarried by Warranty Deed from Luci Patton, an unmarried person, Neely Ann Sheucraft, an unmarried person and Deanna Ann Sheucraft, an unmarried person, dated July 16, 2004 and recorded on July 20, 2004 of record in Instrument No. 20040720-0086639, Register's Office for Davidson County, Tennessee.

Rachel Dibble, spouse of Timothy David Dibble, joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 843, page 82, said Register's Office.

This is improved property, known as 4422 Lealand Lane, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of October, 2017.

Timothy David Dibble **Rachel Dibble**

State of Tennessee

County of Davidson

On this 6th day of October, 2017, before me the undersigned authority, personally appeared Timothy David Dibble and Rachel Dibble, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $664,000.00.

Affiant

Sworn and subscribed before me this 6th day of October, 2017.

Notary

My Commission Expires: 11-3-2020

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY