Name and Address of New Owner:
Jonathan D. Howland-Dart and Emily M. D'Andrea
1112 Bell Grimes Lane
Nashville, TN 37207

Send Tax Bills To:
MORTGAGE INVESTORS GROUP
8320 E WALKER SPRINGS LN, # 200
KNOXVILLE, TN 37923

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 041-08-0-055.00

Karen Y Johnson Davidson County
Batch# 168659 DEEDWARR
11/29/2018 03:43:43 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20181129-0116642

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marie K. Cooper, by and through her Conservator, Jeffrey Dennis Cooper**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan D. Howland-Dart and Emily M. D'Andrea, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in 10th Civil District of Davidson County, Tennessee, being Tract "E" on the Plan of Baco, Inc., Bell Grimes Tracts of Land, not of record, described according to a survey made by Cantrell, Connell & Morrison, Engineers, May 13, 1958, as follows:

Beginning at an iron pin in the northerly margin of Bell Grimes Lane, said point being 110 feet easterly from the southeasterly corner of the Davidson County Board of Education Property; thence with said Lane, easterly 111 feet to the corner of Lots D and E on said plan; thence with the line between said lots northerly 177.9 feet to a point; thence North 80 degrees 30 minutes West 111.7 feet to an iron pin at the common corner of Lots E and F on said plan; said point being 115.6 feet easterly from the easterly line of the Davidson County Board of Education Property, as measured along the northerly line of Lot F; thence with the line between Lots E and F, South 4 degrees, 18 minutes West 188.5 feet to the point of beginning.

Being the same property conveyed to Lester D. Cooper and wife, Marie K. Cooper by Warranty deed from R.R. Mincy and R.F. Mincy d/b/a Mincy Realty and Const. Co., of record in Book 3507, page 7, Register's Office for Davidson County, Tennessee, dated February 26, 1963 and recorded on February 27, 1963. Lester D. Cooper having since died on December 25, 2003 and property then being fully vested in Marie K. Cooper. Further, by court order entered in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Docket No. 14P-1791, Jeffrey Dennis Cooper was appointed Conservator over the person and property of Marie Keith Cooper. Further, Order Allowing the Sale of Respondent's Real Property and Order Approving Contract, entered in said Court, Docket No. Docket No. 14P-1791, on August 8, 2018 and November 9, 2018, respectively.

Being also known as 1112 Bell Grimes Lane Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BACO, INC., BELL GRIMES TRACTS OF LAND, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY CANTRELL, CONNELL & MORRISON, ENGINEERS, MAY 13, 1958 AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of November, 2018.

Marie K. Cooper (SEAL)
Marie K. Cooper

By: Jeffrey Dennis Cooper, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 2018, before me personally appeared Jeffrey Dennis Cooper, Conservator for Marie K. Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 27th day of November, 2018.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of November, 2018.

Notary Public
My commission expires: 3/8/21
File No. 2018-45

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY