WARRANTY DEED

FILE BOX 19B
06-06-033-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th Day of June, 2006.

SUSAN B. EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: ~~03/31/07~~ 5/24/08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/29/06 12:37 2 pgs
Fees:13.00 Taxes:980.50

20060629-0078027

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAVID A. BOCKIAN	COUNTRYWIDE HOME LOANS, INC.	128-12-O-A
(NAME)	(NAME)	
320 Old Hickory Blvd., #1410	7105 Corporate Drive	79.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CARLOS G. COOPER AND WIFE, KATHERINE B. COOPER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID A. BOCKIAN, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his 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 Lot No. 79, Building No. 14 on the Plan of A Horizontal Property Regime, Section 14, Phase 1A, Eagle Ridge at The Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 13 to the Master Deed of record in Instrument No. 20020524-0063779, all in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to CARLOS G. COOPER AND WIFE, KATHERINE B. COOPER, by Deed from EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated April 1, 2003, of record in Instrument No. 20030404-0045126, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at The Reserve, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **KATHERINE B. COOPER** pursuant to a Power of Attorney executed by same on the 27TH day of JUNE, 2006, and being filed of record in Instrument No. 20060629-0078026 and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 320 Old Hickory Blvd., #1410, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, hands, this 28th day of June, 2006

KATHERINE B. COOPER

By: Katherine B Cooper

CARLOS G. COOPER

CARLOS G. COOPER, ATTORNEY-IN-FACT

By Attorney-in-fact

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARLOS G. COOPER, MARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June, 2006.

My Commission Expires: ~~02/31/07~~ 5-24-08

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Susan B. Evans
Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

On this 28th day of June, 2006, before me personally appeared **CARLOS G. COOPER**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **KATHERINE B. COOPER**, and acknowledged that he executed the same as the free act and deed of the said KATHERINE B. COOPER.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June, 2006.

My Commission Expires: 5-24-08 ~~02/31/07~~

SUSAN B EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Susan B. Evans
Notary Public