WARRANTY DEED

File Number: 60216

Davidson County DEEDWARR
Recvd: 09/27/06 13:53 2 pgs
Fees:13.00 Taxes:388.50

20060927-0119679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF SEPTEMBER 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Author Laird	BayRock Mortgage Corpporation	86
(NAME)	(NAME)	
1412 Autumn Knoll	11575 Grest Oaks Way, Suite 300	Group 2
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Alpharette, GA 30022	Parcel 75
(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, Curtis Cooper and wife, Miranda Cooper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Author Laird, and Josephine Laird and Jammy L. Laird, as TENANTS IN COMMOM WITH RIGHTS OF SURVIVORSHIP, 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 Lot No. 119 on the Pan of Jackson's Retreat, Phase III, as of record in Book 5200, page 517 & 518, Register's Office for said County to which plan reference is here for a accurate legal description.

Being the same property conveyed to Curtis Cooper and wife, Miranda Cooper by Warranty Deed from Thomas E McPhail, Jr, and wife, Kimberly O. McPhail of record in Instrument No. 20021022-0129603, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 5200, Page 517 & 518, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to easement and intrusion Articles of Inc. of HOA in Book 5745, page 283, Register's Office

Subject to restrictions of Record in Book 5741, Page 360; Book 6482, page 679; Book 6056, page 672, Register's Office of said County

unimproved ☐

This is improved ■ property, known as 1412 Autumn Knoll, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 19th day of September 2006.

Curtis Cooper

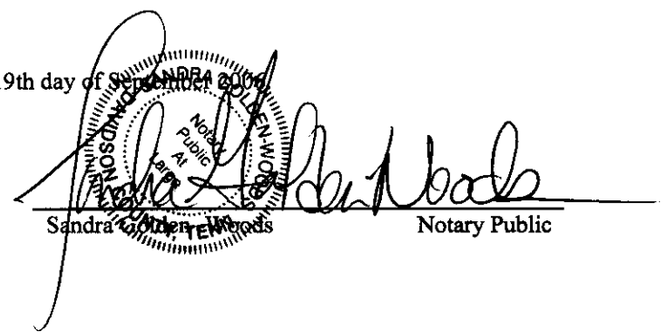
Miranda Cooper

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 Curtis Cooper and wife Miranda Cooper, 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 Nashville, Tennessee this 19th day of September, 2006.

Commission expires: November 25, 2006



Sandra Golden Woods Notary Public