J1-1-451

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/26/07 10:05 2 pgs
Fees:13.00 Taxes:625.30
20071126-0136823

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of November, 2007 by and between **Eric Cooper and Mary Cooper**, hereinafter referred to as GRANTOR, and **Catherine M. Shoffner**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Lot 87, Villages of Larchwood, Section Two, as shown on plat of record in Plat Book 7900, page 326, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is subject to the following:

1) All matters appearing on the plan of Villages of Larchwood, Section Two, of record in Book 7900, Page 326, Register's Office for said County.

2) Restrictions contained in instrument of record in Book 8067, page 792 as amended in Book 8150, page 765 and Book 8495, page 747, Register's Office for said County.

3) Articles of Incorporation for Villages of Larchwood Property Owners Association of record in Book 8376, page 933, Register's Office for said County.

Being the same property conveyed to Eric Cooper, a married man, by Warranty Deed from Rhonda Kay Finerty, an unmarried woman, dated July 28, 2006, recorded August 7, 2007, of record in Instrument 200608070096572, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **820 Carlisle Court North, Nashville, TN 37214**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Eric Cooper

Mary Cooper

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Eric Cooper and Mary Cooper, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of November, 2007.

Notary Public MY COMMISSION EXPIRES NOVEMBER 22, 2010

HOLLY PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:_____

Name and Address of Property Owner:
Catherine M. Shoffner
820 Carlisle Court North, Nashville, TN 37214

Send Tax Statements to:
Bank of America
9000 Southside Blvd. #600
Jacksonville, FL 32256

Map and Parcel--108.04-0A-037.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $169,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Catherine Shoffner
Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of November, 2007.

Notary Public MY COMMISSION EXPIRES NOVEMBER 22, 2010

HOLLY PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

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