Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122



STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $580,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2008.

Notary Public
My commission expires: ~~01/13/12~~ 1/23/2011

06-0801-72961

Address of New Owner:	Send Tax Bills to:	Tax Information
Bradley R. Cohen	Suntrust Mortgage Inc.	064-03-0-B 019.00CO
800 Hunters Hill Trace	1001 Semmes Avenue	
Old Hickory TN 37138	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles S. Horrell and wife, Roya L. Horrell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bradley R. Cohen, a married man and Miranda J. Cohen, husband and wife, hereinafter called the Grantees, their successors 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. 280, on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Book 7900, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles S. Horrell and wife, Roya L. Horrell by deed from Anthony C. Hochgesang and wife, Karen H. Hochgesang, dated October 15, 1999, recorded October 18, 1999, of record in Book 11706, Page 363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 800 Hunters Hill Trace(aka 4129Brandwine Pointe Bl, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/06/08 14:48 3 pgs
Fees:18.00 Taxes:2146.00
20080306-0022795

WITNESS my hand this 15th day of February, 2008.

Charles S. Horrell

Roya L. Horrell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles S. Horrell and Roya L. Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15th day of February, 2008.

Kathleen Tomlinson
Davidson

KATHLEEN TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 17, 2012

My Commission expires 01/17/12

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842