Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/12/08 09:32 2 pgs
Fees:13.00 Taxes:407.00

20080312-0024813

WARRANTY DEED

B-ICR-08-2550

STATE OF Tennessee
COUNTY OF ~~Davidson~~ RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Jason M Greer
Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2008.

Carla Johnson
Notary Public

MY COMMISSION EXPIRES: 12-17-2011
(AFFIX SEAL)

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason M. Greer	REALTY MORTGAGE CORPORATION	
2550 Sonar Street	(NAME) 7003 EXECUTIVE CENTER DRIVE SUITE 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	BRENTWOOD TN 37027	52-13-B-225CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MISTY D. COOPER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON M. GREER, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 32, RIVER GLEN, PHASE 5, SECTION 1, REVISION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20011207-0135344, REVISED AT INSTRUMENT NO. 20030305-0029504, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MISTY D. COOPER, UNMARRIED BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED ON THE 4TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030904-0128870, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6900, PAGE(S) 650, 651 AND 671 AND INSTRUMENT NO. 20011207-0135344; INSTRUMENT NO. 20030305-0029504; INSTRUMENT NO. 20030319-0036614; BOOK 6762, PAGE 208; INSTRUMENT NO. 20020425-0051349; BOOK 8069, PAGE 158; INSTRUMENT NO. 20020425-0051348; BOOK 7566, PAGE 571; INSTRUMENT NOS. 20040915-0111299 AND 20040915-0111301; INSTRUMENT NOS. 20030425-0055851, 20030425-0055853, 20030506-0060411, 20030506-0060413, 20030509-0061769, 20030515-0066784, 20030522-0069839 AND 20030701-0090670; BOOK 7061, PAGE 196; BOOK 3961, PAGE 681; BOOK 11030, PAGE 731; BOOK 7296, PAGE 484; INSTRUMENT NO. 20041217-0150273; INSTRUMENT NO. 20010816-0088874, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2550 Sonar Street, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 7th day of March, 2008.

Misty D. Cooper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Misty D. Cooper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of March, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Ruby Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903