Return TO:

**Elite Title Company**
109 West Park Drive
Suite 350
Brentwood, TN 37027

60901/63

BILL GARRETT, Davidson County
T20090018156 DEEDWARR
Recvd: 03/18/09 14:07 2 pgs
Fees:13.00 Taxes:777.00
20090318-0024462

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

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 13th day of March, 2009 by and between Brian M. Cooper and Stacy L. Cooper, hereinafter referred to as GRANTOR, and Shelia M. McKinney, 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:

Being Lot No. 100 on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands) of record under Instrument Number 20010920-0101749, Register's Office for Davidson County, Tennessee, to which reference is hereby for a more complete description.

This Conveyance is Subject to the Following:
**1.)** Declaration of Easements, Covenants, Conditions & Restrictions of record in Book 11356, page 815; 1st Amendment of record in Book 11629, page 906; Amendment of record in Instrument 20020722-0087704 and Instrument No. 20021121-0144877 Register's Office for said County.
**2.)** Restrictions of record in Book 11189, page 612 Register's Office for said County
**3.)** Conveyance of Open Space of record in Instrument No. 20040827-0103642 Register's Office for said County
**4.)** HOA Charter of record in Book 11595, page 872 Register's Office for said County
**5.)** Sanitary Sewer Easement of record in Book 7461, page 805 Register's Office for said County
**6.)** Reservation & Grant of Easement of record in Book 11189, page 612, Register's Office for said County
**7.)** Easement in favor of BellSouth of record in Book 11608, page 467 Register's Office for said County.
**8.)** All matters appearing on the plan of Highlands of Brentwood (formerly Brentwood Highlands), Phase 3 of record in Instrument No. 20010920-010749 the Register's Office for said County.

Being the same property conveyed to Brian M. Cooper and wife, Stacy L. Cooper by Warranty Deed from Soo Man Kweon dated March 1, 2006 and recorded March 6, 2006 of record in Instrument No. 20060306-0025841 Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1472 Timber Ridge Circle, Nashville, TN 37211**

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.

Brian M. Cooper

Stacy L. Cooper

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Brian M. Cooper and Stacy L. 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 13th day of March, 2009.

Notary Public

My Commission Expires:

SUSAN HARVILLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 29, 2011

Name and Address of Property Owner:
Shelia M. McKinney
1472 Timber Ridge Circle, Nashville, TN 37211

**Send Tax Statements to:**
Elite Home Loans
109 Westpark Drive, Ste. 260
Brentwood, TN 37027

**Map & Parcel 172.04-OA-107.00-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 $*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.

*$210,000.00

Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of March, 2009.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

RETURN TO:

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

29-1-098