

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2009.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-14-2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caley D. Cothern 312 Scotts Creek Place Hermitage, TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map 75.12 Group A Parcel 29

For and in 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,

Leeann M. Cooper and husband, Anthony B. Cooper

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Caley D. Cothern, unmarried

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. 29, on the Revised Plan of Cedar Creek, Phase One, of record in Plat book 6900, Page 848, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Leeann M. Cooper and Anthony B. Cooper by deed from Ami Dixon-Rains and Christopher Scott Rains dated May 29, 2001 of record in Instrument Number 20010611-0061245, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee.
2) Property is subject to Revised Cedar Creek, Phase One, a Planned Unit Development, Charter of record in Book 8414, Page 69, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7768, Page 238, Amend Book 7945, Page 901, Register's Office for Davidson County, Tennessee.
3) 2009 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **312 Scotts Creek Place, 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 hand(s) this 24 day of July, 2009.

Leeann M. Cooper

Anthony B. Cooper

BILL GARRETT, Davidson County
Trans:T20090050820 DEEDWARR
Recvd: 07/28/09 11:56 2 pgs
Fees:13.00 Taxes:499.13

20090728-0070611

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Leeann M. Cooper and husband, Anthony B. Cooper, with whom I am personally acquainted, (or who 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, at office, this 24th day of July, 2009.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076