Davidson County DEEDWARR
Recvd: 05/21/10 08:05 3 pgs
Fees:18.00 Taxes:536.50
20100521-0039190

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Dan Thomas Harper
4500 A Nebraska Avenue
Nashville, TN 37209

SEND TAX BILL:

New Owner

MAP AND PARCEL:
10304016400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carylon A. Killebrew, Personal Representative of the Estate of Herschel L. Cooper, deceased** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Dan Thomas Harper** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the westerly 50 feet of parts of Lots 4, 5 and 6 on the Plan of the Re-subdivision of the north half of Block No. 12 Sylvan Park Plan, as of Record in Plat Book 332, Page 61 Register's Office for Davidson County, Tennessee.
>
> Said westerly 50 feet of parts of Lots 4, 5, and 6 fronts 50 feet on the south side of Utah Avenue, formerly Seventh Street, and runs back between parallel lines with the easterly margin of a 10-foot alley 160 feet to an alley in the rear.
>
> Being the same property conveyed to Herschel L. Cooper by deed dated January 26, 1993 from Ruth Claire Starkey, unmarried, Helen Arnetta Starkey Walker and William Warner Starkey, Jr., of record in Book 8850, page 237, Register's Office for Davidson County, Tennessee. The said Herschel L. Cooper having since died testate, and by his Last Will and Testament filed as Docket No. 10P-644 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) appointed Carylon A. Killebrew, as his personal representative with full power to deal with the subject property in any lawful manner without the approval or joinder of any beneficiary.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 4505 Utah Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, Dan Thomas Harper heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her assigns and representatives, to warrant and forever defend the title to the Property to Grantee, Dan Thomas Harper heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of May, 2010.

Estate of Herschel L. Cooper

BY: _____ Personal Representative
Carylon A. Killebrew,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Hamilton)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Carylon A. Killebrew, Personal Representative of the Estate of Herschel L. Cooper, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 18th day of May, 2010.

KARLA W. SHELTON
STATE OF TENNESSEE
Notary Public
TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

_____ Shelton

My Commission Expires: 9/7/2011

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

Dan Thomas Harper
AFFIANT

Subscribed and sworn to before me
this 20 day of May, 2010.

ANDREW B. GIBSON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 5, 2011

_____
NOTARY PUBLIC

My Commission Expires: 7/5/11

I, Andrew B. Gibson, Jr., 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

