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

Davidson County DEEDWARR
Recvd: 10/27/10 12:20 4 pgs
Fees:23.00 Taxes:610.50
20101027-0085973

ADDRESS NEW OWNER:

Dan Thomas Harper
4500 A Nebraska Avenue
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:
None

MAP AND PARCEL:
103-04
182.00

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, **Carolyn 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 Lot No. 4, Block 14 on the Plan of Sylvan Park Plan of Lots of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Herschel L. Cooper and wife, Imogene Cooper by deed from Loyd D. Pless and wife, Christine Pless of record in Book 4926, Page 101, in the Register's Office for Davidson County, Tennessee, dated January 14, 1974. The said Imogene Cooper died July 31, 1990. 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 Carolyn C. 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) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 4311 Utah Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his 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 successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his 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 27th day of October, 2010.

by Personal Representative

Carolyn A. Killebrew, Personal Representative
of the Estate of Herschel L. Cooper, deceased

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Carolyn 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 27th day of October, 2010.

Michelle J. McMillian
Notary Public

My Commission Expires: 03-20-13

MICHELLE L. McMILLIAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: 9-18-201

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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: 09/18/2011

Notary's Seal

