THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11040371** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires September 9, 2014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $40,000.00. Affiant Subscribed and sworn to before me, this31st day of May, 2011. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110032578 DEEDWARR
Recvd: 06/01/11 15:27 2 pgs
Fees:13.00 Taxes:1998.00
20110601-0041867

WARRANTY DEED

Address New Owner: Mary Lou Kreiss 5316 Otter Creek Ct Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145150A01000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gayle Petrone Cooper, Trustee of The Gayle Petrone Cooper Living Trust, established by the Revocable Trust Agreement of Gayle Petrone Cooper, dated April 16, 2004** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Lou Kreiss**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit 14-B of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, Page 47, Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Gayle Petrone Cooper to Gayle Petrone Cooper, Trustee of The Gayle Petrone Cooper Living Trust, established by the Revocable Trust Agreement of Gayle Petrone Cooper, dated April 16, 2004 as recorded on the 13th day of July, 2004 in Instrument No. 20040713-0083468; Warranty Deed from W. Richard Cooper to Gayle Petrone Cooper as recorded on the 6th day of July, 2004 in Instrument No. 20040706-0079542 and Warranty Deed from Robbie Hoover Hasty to W. Richard Cooper and Gayle P. Cooper as recorded on the 26th day of July, 2002 in Instrument No. 20020726-0089696, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED STRATFORD PLACE, as recorded in Plat Book 6250, Page(s) 560.

Terms and provisions of by-Laws recorded in Book 6472, Page 86.

Charter recorded in Book 6912, Page 395.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing STRATFORD PLACE Condominium of record in Book 6472, Page 47, as amended by instrument(s) of record in Book 7140, Page 592, Book 7234, Page 801, Book 7353, Page 472, Book 7426, Page 234, Book 7756, Page 116, Book 7903, Page 652 and Instrument No. 20040402-0037662; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Agreement to Maintain Private Access recorded in Book 6430, Page 601.

Deed of Conveyance for common areas recorded in Book 8128, Page 23.

This is improved property located at 5316 Otter Creek Ct Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of May, 2011.

Gayle Petrone Cooper, Trustee of The Gayle Petrone Cooper Living Trust, established by the Revocable Trust Agreement of Gayle Petrone Cooper, dated April 16, 2004

Gayle Petrone Cooper, Trustee

By: Gayle Petrone Cooper, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle Petrone Cooper, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of The Gayle Petrone Cooper Living Trust, established by the Revocable Trust Agreement of Gayle Petrone Cooper, dated April 16, 2004, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of May, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014