BILL GARRETT, Davidson County
Trans:T20110037276 DEEDWARR
Recvd: 06/22/11 09:29 2 pgs
Fees:13.00 Taxes:1128.50

20110622-0047709

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June 2011

Notary Public
My commission expires: _____

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Address of New Owner:	Send Tax Bills to:	Tax Information
Alan D. Cooper	Tennessee Bank & Trust	180020A09600CO
1217 Beech Hollow Dr.	330 Mayfield Drive #C-6	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Christopher J. Richardson and wife Michelle Richardson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Alan D. Cooper and Lisa A. Cooper, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 55 of, Section Two, The Ridge at Stone Creek Park, as shown by plat of record in Instrument No. 200601200007577, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. (Previous deed contained and erroneously listed the Instrument No. of plat as 20061200007577 which was incorrect)

Being the same property conveyed to Christopher J. Richardson and wife, Michelle Richardson by deed from Drees Premier Homes, Inc. of record in Instrument No. 20071226-0146905, dated 12/21/07, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of The Ridge at Stone Creek Park, Section Two, of record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10324 page 365 and amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705 and in any allied instruments(s) referred to in said restrictions. 4) Charter for The Ridge at Stone Creek Park Homeowners

Association of record in Book 10324 Page 358 5) Easement as set forth in instrument recorded in Book 10716 Page 596 6) Ingress/Egress Easement as shown of record in Deed Book 5552, page 859, Register's Office for said county 7) Stormwater Detention Agreement of record in Instrument No. 200205280064318, Register's Office for Said County.

This property is improved property known as 1217 Beech Hollow Dr., Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 21 day of June, 2011.

Christopher J. Richardson

Michelle Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher J. Richardson and Michelle Richardson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of June, 2011

Notary Public

AMY CROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/23/15