WARRANTY DEED

R-CP-11-1911

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joann Ciriaco Cooper	Waterstone Mortgage Corporation	
1911 Seminole Avenue (ADDRESS)	1133 Quail Court (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Pewaukee, WI 53072 (CITY) (STATE) (ZIP)	105-16-17.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD KOTTLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOANN CIRIACO COOPER , A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 36, RUSSWORM HEIGHTS, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 101, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD KOTTLER BY WARRANTY DEED FROM SANDRA J. SMITH RECORDED ON THE 4TH DAY OF MAY, 2011 IN INSTRUMENT NO. 20110504-0034354, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 2083, PAGE 101; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL OR PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )

This is improved (X) property, known as 1911 Seminole Avenue, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans: T20110039708 DEEDWARR
Recvd: 07/01/11 13:41 2 pgs
Fees: 13.00 Taxes: 259.00
20110701-0050716

Witness my/our hand(s) this 29th day of June, 2011.

Richard Kottler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Kottler, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 29th day of June, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903