WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/11 14:38 2 pgs
Fees:13.00 Taxes:836.20
20110804-0060095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 07/21/11

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris Pedraza-Gonzalez	Bank of America, N.A.	MAP/PAR 142130B20100CO
(NAME) 1305 Morton Mill Ct	(NAME) 7105 Corporate Drive, Mail Stop: TX2-981-03-18	
(ADDRESS) Nashville, TN, 37221	(ADDRESS) Plano, TN 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Scott I. Cooper and wife Merideth M. Cooper,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doris Pedraza-Gonzalez, unmarried,** 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, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 215 on the Plan of Riverside, Phase 5-B, as of record as Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SCOTT I. COOPER AND WIFE, MERIDETH M. COOPER, by deed from ROCHFORD REALTY AND CONSTRUCTION CO., INC., of record as Instrument No. 20041008-0121642, dated September 24, 2004, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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/our hand(s) this day 07/21/11.

Seller

Scott I. Cooper

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Scott I. Cooper** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 07/21/11.**

My Commission Expires: MAR 1 0 2012

Notary Public

Witness my/our hand(s) this day 07/21/11.

Attorney-in-Fact for Merideth M. Cooper per POA

Scott I. Cooper, Attorney-in-Fact for Merideth M. Cooper
Per Power of Attorney, Recorded Simultaneously herewith

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, Scott I. Cooper, to me known to be the person who executed the foregoing instrument on behalf of Merideth M. Cooper as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Merideth M. Cooper.

Witness my hand and Official Seal this **day 07/21/11.**

My Commission Expires: MAR 1 0 2012

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer C. Cole 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 according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 1 0 2012