NEW OWNER:

SALINE BROOKS GERBER and MATTHEW BROWN
2101 GENEIVA DRIVE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
401 Commerce Street
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 11-0522

Map and Parcel 07208008200

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20110055469 DEEDWARR
Recvd: 09/07/11 13:59 2 pgs
Fees:13.00 Taxes:451.40
20110907-0069383

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Two Thousand and 00/100 Dollars ($122,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS L. COOP, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SALINE BROOKS GERBER and husband, MATTHEW BROWN,** ("Grantee"), as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 11th Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 11th Civil District of DAVIDSON County, Tennessee and being known and designated as all of Lot No. 16, GENEIVA HEIGHTS, as shown on the plat of the same of record in Plat Book 2083, Page 65, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being more particularly described as follows:
Said Lot No. 16 fronts 35.26 feet on the easterly side of Geneiva Drive, and runs back 160 feet on the northwesterly line and 119.39 feet on the southeasterly line to a broken line in the rear which measures 221.34 feet thereon.

Being the same property conveyed to Thomas L. Coop and wife, Lellie O. Coop by Warranty Deed from Charles A. Wheeler, Jr. and wife, Alice Thomas Wheeler, dated October 5, 1954, and of record in Book 2300, Page 552, Register's Office for DAVIDSON County, Tennessee. Thomas L. Coop remained married to Lellie O. Coop without intervening divorce or legal separation from the time of acquisition of the above-referenced property until her death on August 26, 2010. Therefore, Thomas L. Coop is the surviving tenant by the entirety to Lellie O. Coop in the above-referenced property.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 2101 GENEIVA DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2083, Page 65, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 31st day of August, 2011.

Thomas L. Coop
THOMAS L. COOP

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **THOMAS L. COOP**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2011.

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

My commission expires: 07/08/2014

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The actual consideration or value, whichever is greater, for this transfer is **$122,000.00.**

AFFIANT

Sworn to and subscribed to before me this 31st day of August, 2011.

Tricia Ball
NOTARY PUBLIC

My commission expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.