ADDRESS NEW OWNER:
Freda Cooper

314 Huntington Ridge Drive
Nashville, TN 37211

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
161-11-0 A 163 CO

BILL GARRETT, Davidson County
Trans:T20110060303 DEEDWARR
Recvd: 09/28/11 13:20 2 pgs
Fees:13.00 Taxes:210.90
20110928-0075141

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Diane C. Strunk, a married woman, FKA Diane Cooper Cothren** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Freda Cooper, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 163 on the Plan of Huntington Ridge Townhouses of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Diane Cooper Cothren, unmarried, from Carol H. Weaver, now known as Carol H. McElwain, jointed by her husband, Ian E. McElwain, by Warranty Deed recorded on March 13, 1992, in Book 8573, Page 838, Register's Office for Davidson County, Tennessee. The said Diane Cooper Cothren is now married and is now known as Diane C. Strunk.

This is property with a common address of **314 Huntington Ridge Drive, Nashville, TN 37211.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants of record in Book 4729, Page 687; Book 4889, Page 905; Book 5394, Page 243; and Instrument No. 20110331-0024865 said Register's Office; (4) By-Laws in Book 7423, Page 762, and Instrument No. 20080324-0029069, said Register's Office; (5) Charter for Homeowners Association in Book 4729, Page 682, and Book 4890, Page 85, said Register's Office.

Grantor warrants that the subject property has never been used by her a marital residence and is therefore not subject to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of September, 2011.

X Diane C. Strunk FKA Diane Cooper Cothren

Diane C. Strunk FKA Diane Cooper Cothren

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Diane C. Strunk, a married woman, FKA Diane Cooper Cothren**, with whom I am personally acquainted, or who 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 office this **27th** day of **September 2011.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 1109-122

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $57,000.00.

X Freda Cooper
Affiant

Subscribed and sworn before me this 27th day of September, 2011.

Notary Public
My Commission Expires: 5/6/2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013