WARRANTY DEED

R-BP-11-5124

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(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
James Paul Cooper	James Paul Cooper	
5124 Preserve Blvd	(NAME) 5124 Preserve Blvd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	175-06-A 153.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH M. BELLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES PAUL COOPER AND PATRICIA C. COOPER, HUSBAND AND WIFE, 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 109, THE PRESERVE AT OLD HICKORY, PHASE ONE, SECTION TWO, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20061031-0135248, 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 BY QUITCLAIM DEED FROM DEBORAH BELLER AND BLAKE E. BELLER TO DEBORAH M. BELLER AS RECORDED ON THE 21ST DAY OF JUNE, 2010 IN INSTRUMENT NO. 20100621-0047929 AND WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION TO DEBORAH BELLER, A MARRIED WOMAN AS RECORDED ON THE 21ST DAY OF JUNE, 2010 IN INSTRUMENT NO. 20100621-0047927, 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 INSTRUMENT NO. 20061031-0135248; INSTRUMENT NO. 20060824-0104548; INSTRUMENT NO. 20061208-0152023; INSTRUMENT NO. 20060824-0104548; INSTRUMENT NO. 20061013-0127087; BOOK 4542, PAGE 131; BOOK 3616, PAGE 453; BOOK 3570, PAGE 13; BOOK 3571, PAGE 599; BOOK 4453, PAGE 154; BOOK 4425, PAGE 582; BOOK 2346, PAGE 378; BOOK 11335, PAGE 609; INSTRUMENT NO. 20021017-0127752; INSTRUMENT NO. 20041103-0132562; INSTRUMENT NO. 20061013-0127208; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5124 Preserve Blvd, Antioch, Tennessee 37013
(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.

Witness my/our hand(s) this 30th day of September, 2011.

Deborah M. Beller

BILL GARRETT, Davidson County
Trans:T20110061440 DEEDWARR
Recvd: 10/03/11 14:36 2 pgs
Fees:13.00 Taxes:436.60

20111003-0076535

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah M. Beller, 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 30th day of September, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

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

