03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Rachelle Caudill
Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 14th day of October, 2011.

Diane K Mann
Notary Public
My commission expires: 02/11/13

03-1108-37278

Address of New Owner:	Send Tax Bills to:	Tax Information
Dennis Wylie	New Owner	70-03-0-035
2501 Walker Lane		
Nashville TN 37207		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Reginald Coopwood, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dennis Wylie, hereinafter called the Grantees, their successors 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. 12, on the Plan of Haynes View, of record in Plat Book 3700, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reginald Coopwood and wife, Joan Coopwood, by deed from William E. Coopwood and wife, Sarita G. Coopwood, dated November 2, 1995, recorded November 17, 1995, in Book 9863, Page 427, Register's Office for Davidson County, Tennessee. Joan Coopwood has since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2501 Walker Lane, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110065075 DEEDWARR
Recvd: 10/18/11 12:23 2 pgs
Fees:13.00 Taxes:166.50
20111018-0080964

WITNESS my hand this 12th day of October, 2011.

Reginald Coopwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reginald Coopwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 12th day of October, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013