WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110076939 DEEDWARR
Recvd: 12/06/11 10:07 2 pgs
Fees:13.00 Taxes:628.63
20111206-0094963

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Farrell	Churchill Mortgage Corporation	Map 62-2-B
(NAME) 4113 Longfellow Drive	(NAME) 761 Old Hickory Boulevard	Parcel 171 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BENJAMIN COOPER AND WIFE, JULIE COOPER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. FARRELL AND SARAH J. FARRELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 88 on the Plan of Abbington Park, Phase One, Section Four, of record in Instrument No. 20050110-0003256, as amended in Instrument No. 20061005-0123983, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Benjamin Cooper and Julie Cooper, husband and wife, by deed dated June 28, 2005, from Beazer Homes Corp. of record in Instrument #20050630-0075186, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20050110-0003256 said Register's Office; (c) restrictive covenants of record in Instrument No. 20030213-0020075 and Instrument No. 20050201-00211849 said Register's Office; and (d) Bylaws of record in Instrument No. 20030303-0027406, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4113 Longfellow Drive, Nashville, Tennessee 37214
(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 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 our hands this 2nd day of December, 2011.

Benjamin Cooper

Julie Cooper by Benjamin Cooper, Attorney in fact

Julie Cooper
By Benjamin Cooper, Attorney in Fact

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 Benjamin Cooper and Julie Cooper, the bargainor, with whom I am personally acquainted or 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 Nashville, Tennessee this 2nd day of December, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2011, before me personally appeared Benjamin Cooper, to me known to be the person who executed the foregoing instrument on behalf of Julie Cooper and acknowledged that he executed the same as the free act and deed of Julie Cooper.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015