Record & Return to:

Advance Title Services, LLC
239 John Rice Blvd., Ste. C
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20110080445 DEEDWARR
Recvd: 12/20/11 10:59 2 pgs
Fees:13.00 Taxes:521.70
20111220-0099222

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$141,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 15th DAY OF December, 2011.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL) 10/19/15

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen & John Cooper 4305 Brackenwood Dr Old Hickory, TN 37138	Regions Bank d/b/a Regions Mortgage Dept. 2520, P.O. Box 2153 Birmingham, AL 35287	Map & Parcel 06409023200

For and in 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,

Justin Dillard, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John G. Cooper and Kathleen M. Cooper, 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:

Being Lot No. 72 on the Plan of Southfork Subdivision, Section One, which is of record in Plat Book 6250, Page 384 and 385, Register's Office for said County, and State, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Justin Dillard by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. dated April 18, 2000 of record in Instrument Number 20000420-0039664, Register's Office for Davidson County, Tennessee.

Spouse of Justin Dillard has never resided at subject property.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Pages 384 & 385, Register's Office for Davidson County, Tennessee.
2) Property is subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and leins provided in the Covenants Conditions, and Restrictions of Southfork Subdivision of record in Book 6596, Page 797, all of the Register's Office of Davidson County, Tenessee.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4305 Brackenwood Drive, Old Hickory, TN 37138**
(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 my hand(s) this 15 day of December, 2011.

Justin Dillard
Justin Dillard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Dillard, with whom I am personally acquainted, (or who 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, at office, this 15th day of December, 2011.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076