(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

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 $146,500.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2012.

Notary Public
My commission expires: 10/20/2013

BARBARA T. HODGE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

03-1202-37528

Address of New Owner:	Send Tax Bills to:	Tax Information
Lauren E. Cooper 620 Plantation Court Nashville TN 37221	New Owner	142-05-0-A-128

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, Johnston J. L. A. Shimer and wife, Teresa Kho Shimer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lauren E. Cooper, an unmarried woman, 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 Unit No. V-4 together with carport designated as V-4-C, on the Plan of River Plantation, Section Two, A Condominium, of record in Book 4460, Pages 136 & 137 and as established by a Master Deed of record in Book 4661, Page 334, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnston Shimer and wife, Teresa Shimer by deed from Leslie S. Harrison and wife, Wanda G. Harrison, dated June 23, 2006, recorded June 26, 2006, in Instrument No. 20060626-0075665, Register's Office for Davidson County, Tennessee.

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 620 Plantation Court, Nashville, TN 37221

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:T20120016286 DEEDWARR
Recvd: 03/06/12 08:30 2 pgs
Fees:13.00 Taxes:542.05
20120306-0019373

WITNESS my hand this 27th day of February, 2012.

Johnston J. L. A. Shimer

Teresa Kho Shimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Johnston J. L. A. Shimer and Teresa Kho Shimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of February, 2012.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

