WARRANTY DEED

TERESA MEEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

R-VRES-12-4713

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015
(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
Mary L. Cooper	Primary Residential Mtg	
4713 Holly Springs Road (ADDRESS)	4750 West Wiley Post Way (NAME) Ste. 200 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Salt lake City, UT 84116 (CITY) (STATE) (ZIP)	155-15-0A-68.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RONALD A. DILLARD AND WIFE, ANNA M. DILLARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY L. COOPER, A SINGLE WOMAN, 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 NO. 68 ON THE PLAN OF SECTION 1, STONEMEADE, OF RECORD IN BOOK 6900, PAGES 800 AND 801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD A. DILLARD AND WIFE, ANNA M. DILLARD BY DEED FROM CENTEX REAL ESTATE CORPORATION OF RECORD IN BOOK 8621, PAGE 271, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 30, 1992.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 6900, PAGES 800 AND 801; BOOK 7701, PAGE 290; BOOK 8349, PAGE 43; BOOK 8810, PAGE 840; BOOK 7701, PAGE 331; BOOK 8517, PAGE 992; BOOK 7920, PAGE 728; BOOK 8517, PAGE 997; BOOK 9740, PAGE 967; INSTRUMENT NUMBER 20100429-0032726; 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 4713 Holly Springs Road, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans:T20120046405 DEEDWARR
Recvd: 06/22/12 14:35 2 pgs
Fees:13.00 Taxes:1017.50
20120622-0055082

Witness my/our hand(s) this 13th day of June, 2012.

Ronald A. Dillard

Anna M. Dillard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald A. Dillard and Anna M. Dillard, 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 13th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027