This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John Patrick Cooper
1208 Meadow Trace Ct
Nashville, Tennessee 37221

BILL GARRETT, Davidson County
Trans:T20120074473 DEEDWARR
Recvd: 10/02/12 14:16 3 pgs
Fees:18.00 Taxes:980.50
20121002-0089870

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Synovus Mortgage Corp.
2204 Lakeshore Dr., Suite 325
Birmingham, AL 35209

MAP	**155-16**
GROUP	**A**
PARCEL	**34.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Deborah Koenig, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John Patrick Cooper**, hereinafter called the GRANTEE, his 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. 26 on the Plan of Traceside, Section 2, of record in Plat Book 7900, page 980-981, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Koenig, married, as and for her sole and separate estate by Quitclaim Deed dated October 21, 2005 from Deborah Koenig and husband, Nathaniel Koenig of record in Instrument no. 20051205-0146126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **1208 Meadow Trace Ct, Nashville, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 this the **26th** day of **September, 2012.**

Deborah Koenig

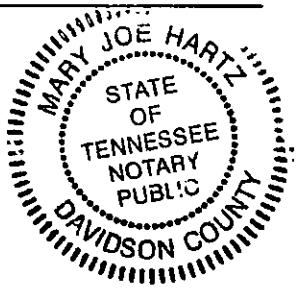
Deborah Koenig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Deborah Koenig**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of September, 2012.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of September, 2012.

~~Mary Joe Hartz~~ Brittany Goins
NOTARY PUBLIC

My Commission Expires: ~~5/3/2016~~ 4-16-13

