THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1658

State of Tennessee
County of Wilson
The actual consideration or value, whichever is greater, for this transfer is $81,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of January, 2013.

Notary Public

My commission expires: 9-2-15

MORGAN SULCER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

Property Address:
1025 Winsor Brook, Antioch, TN 37013
151-10-A-124-CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Allen Herrick and Penni Lynn Herrick,*** hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **William Cooper and wife, Tina L. Cooper**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

***husband and wife**

BEING LOT NO. 49 ON THE PLAN OF VILLAGES OF LONG HUNTER Planned Unit Development, Phase Two (2) as shown by Instrument No. 20020515-0059732; Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantors by virtue of a special warranty deed from HSBC Mortgage Services, Inc., dated September 9, 2008, and recorded September 26, 2008, in the Register of Deeds for the County of Davidson, as Document No. 20080926-0098025.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $81,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 15th day of January, 2013.

John Allen Herrick {Seal}

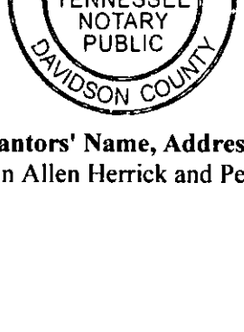
Penni Lynn Herrick {Seal}

BILL GARRETT, Davidson County
Trans: T20130007342 DEEDWARR
Recvd: 01/28/13 10:05 2 pgs
Fees: 13.00 Taxes: 299.70

20130128-0008625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of January, 2013, before me the undersigned officer, personally appeared John Allen Herrick and Penni Lynn Herrick, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.



My Commission Expires July 7, 2014

Notary Public

My Commission expires: _____

Grantors' Name, Address, Phone:
John Allen Herrick and Penni Lynn Herrick

Grantees' Name, Address, Phone:
William Cooper and Tina L. Cooper
1781 Swindell Hollow Road
Lebanon, TN 37090

SEND TAX STATEMENTS TO THE GRANTEE.