Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

PREPARED BY ~~(AND RETURN TO):~~

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52131
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Duval 641 McMurray Drive Nashville, Tennessee 37211	New Owner

TAX MAP-PARCEL NUMBERS:
16102000500

BILL GARRETT, Davidson County
Trans:T20130008434 DEEDWARR
Recvd: 01/31/13 09:48 2 pgs
Fees:13.00 Taxes:691.90
20130131-0010008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Ruby I. Harper Cooper, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Robert Duval hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit: * Laurence ** married

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of McMurray Woods, of record in Book 3300, Page 83, Register's Office for said County.

Said Lot No. 87 fronts 150 feet on the southeasterly margin of McMurray Drive and extends back 141.6 feet on the northeasterly line and 212.4 feet on the southwesterly line to a dead line in the rear, measuring 114.5 feet thereon.

Being the same property conveyed to Ruby I. Harper by deed from Edgar Marcel Smith and wife, Elizabeth G. Smith, dated January 25, 1999, recorded January 28, 1999 in Book 11316, Page 111, Register's Office for Davidson County, Tennessee. The said Ruby I. Harper having since married and now being known as Ruby I Harper Cooper.

Don Cooper, husband of Ruby I. Harper Cooper, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 83, said Register's Office, which Plan shows a 50 foot minimum building setback line from McMurray Drive and a 10 foot easement for public utility and drainage purposes along the rear and northeasterly side of said lot.

This is improved property, known as: 641 McMurray Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2013.

Ruby I. Harper Cooper

Don Cooper

State of TENNESSEE

County of DAVIDSON

On this 28th day of January, 2013 , before me the undersigned authority, personally appeared Ruby I. Harper Cooper and Don Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Sworn and subscribed before me this the 28 day of January, 2013

My Commission Expires: KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Notary Public