Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130071096 DEEDWARR
Recvd: 08/19/13 09:29 2 pgs
Fees:13.00 Taxes:332.63
20130819-0086694

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of August, 2013, by and between Prosperian Investments LLC, a Tennessee limited liability company, party of the first part, and Waymond Coplen, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, 12th Civil District, being Lot No. 572, on the Plan of Haynes Manor, Section IV, of record in Plat Book 4175,Page 90, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Prosperian Investments, LLC, by virtue of that certain CASH Deed dated March 28, 2013, at Instrument No. 20130401-0030947 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Member
PROSPERIAN INVESTMENTS, LLC
By: Michael Milom, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Michael Milom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **Prosperian Investments, LLC** the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Member.

Witness my hand and seal, at office, this 9th day of August, **2013.**

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

NOTARY PUBLIC

Property Owner & Address:	Waymond Coplen 634 Lane Drive, Nashville, TN 37207
Tax Parcel No	05911024800
Property Address:	634 Lane Drive Nashville, TN 37207
MAIL TAX BILLS TO:	Primary Residential Mortgage 4750 West Wiley Poist Way, Ste 200, Salt Lake City, UT 84116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $89,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of August, 2013.

Notary Public

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016