Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

39-B
File #13-1295

BILL GARRETT, Davidson County
Trans:T20130071164 DEEDWARR
Recvd: 08/19/13 10:22 2 pgs
Fees:13.00 Taxes:743.70
20130819-0086776

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rodney Clawson and wife, Nicolle Clawson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell M. Cooper and Bethany P. Cooper, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot Number 167, on the Plan of Village of Old Hickory, Section B, of record in Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney Clawson and wife, Nicolle Clawson by deed from Jeffrey R. Tunney and wife, Lauren J. Tunney and Linda A. Harbin, married, dated March 24, 2011, of record as Instrument No. 20110325-0023073, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1400 Overton Street, Old Hickory TN, 37138.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 15th day of August, 2013.

Rodney Clawson

Nicolle Clawson

State of Tennessee)
County of Davidson)

On this 15th day of August, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rodney Clawson and Nicolle Clawson, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of ~~Davidson~~)
Sumner M.H. notary public

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 201,000.00. ✓

Rachelle Cauder
Affiant

Sworn and subscribed before me on this the 15th day of August, 2013.

Notary Public

My Commission Expires: 4/17/16

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NEW OWNER:
Russell M. Cooper
1400 Overton Street
Old Hickory, TN 37138

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage Company
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37067

TAX MAP-PARCEL #:
53-3-258