BILL GARRETT, Davidson County
Trans:T20130071692 DEEDWARR
Recvd: 08/20/13 09:53 3 pgs
Fees:18.00 Taxes:687.09

20130820-0087473

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,700.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2013.

Notary Public
My commission expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

03-1307-38016

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher B. Cooper	Farmington Financial Group	142-09-0-F-734.00-CO
734 General George Patton Rd.	2002 Richard Jones Rd., Ste 300A	
Nashville TN 37221	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Monday Mercer, Successor Trustee of The Joseph L. Mercer II Trust UAD July 14th, 1995,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joyce C. Cooper and Christopher B. Cooper, wife and husband,** hereinafter called the Grantees, their successors 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 Unit No. 734, together with the carport designated No. 734-C, on the Amended Condominium Apartments Final Plan of River Plantation, Section VIII, Phase II, as established by the Master Deed of record in Book 7417, Page 396, and as shown on the Plan of record in Book 6900, Pages 514, 515, 516, and 517, as amended in Book 6900, Pages 654, 655, 656, and 657, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph L. Mercer, II and wife, Evelyn M. Mercer by deed from Haury and Smith Contractors, Inc., a Tennessee Corporation., dated December 7, 1988, recorded December 8, 1988, of record in Book 7722, Page 865, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Joseph L. Mercer II, Trust, Joseph L. Mercer II, Trustee by Quitclaim Deed from Joseph L. Mercer, II, dated August 1, 1995, recorded August 1, 1995, of record in Book 9747, Page 442, Register's Office for Davidson County, Tennessee. Joseph L. Mercer II having since died and Linda Monday Mercer having succeeded him as Successor Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 734 General George Patton Rd., Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 16th day of August, 2013.

Linda Monday Mercer, Successor Trustee
of The Joseph L. Mercer II Trust UAD
July 14, 1995

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Monday Mercer, Successor Trustee of The Joseph L. Mercer II Trust UAD July 14, 1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Successor Trustee of The Joseph L. Mercer II Trust UAD July 14, 1995 and that, as such she is authorized to execute the within instrument for the purposes therein contained.

Witness my hand in San Jose, California, this 16th day of August, 2013.

NOTARY PUBLIC

My Commission expires: 03.09.2017

KAVIN N. PATEL
Commission # 2010849
Notary Public - California
Alameda County
My Comm. Expires Mar 9, 2017

STATE OF California
COUNTY OF Santa Clara

BUYER:	Christopher B. Cooper and Joyce C. Cooper
SELLERS:	Linda Monday Mercer, Successor Trustee of The Joseph L. Mercer II Trust UAD July 14, 1995
PROPERTY:	734 General George Patton Road, Nashville, TN 37221
DATE:	August 16, 2013

Linda Monday Mercer, Successor Trustee of The Joseph L. Mercer II Trust UAD July 14, 1995 hereby verify and attest that the attached copy of the Declaration of Trust, dated July 14, 1995, and The Third Modification and Change to the Declaration of Trust of the Joseph L. Mercer II Trust Dated and Executed on the 14th day of July, 1995, is a true, accurate and complete copy thereof, that there are no amendments or revisions to The Joseph L. Mercer II Trust UAD July 14, 1995, which have provisions negating her powers as Successor Trustee or in any way affecting her authority to sell the above mentioned property, and that this trust has not been cancelled or revoked.

L. Monday Mercer
Linda Monday Mercer, Successor Trustee

Subscribed and sworn to before me this 16th day of August, 2013.

Kavin Patel
Notary Public

My Commission Expires: 03.09.2017

KAVIN N. PATEL
Commission # 2010849
Notary Public - California
Alameda County
My Comm. Expires Mar 9, 2017

#38016