THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070033**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $229,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2013. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130072467 DEEDWARR
Recvd: 08/22/13 08:49 2 pgs
Fees:13.00 Taxes:832.50
20130822-0088446

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kent M. Cooper Patricia M. Cooper 1803 Warfield Drive Nashville, TN 37215	New Owner	Tax Parcel ID No. 09116034900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret K. Conway Pearson and Phillip Austin Pearson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kent M. Cooper and Patricia M. Cooper, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 36, P.S. STUMP PLAN, as shown on plat of record in Plat Book 2, Pages 74 and 78, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Margaret K. Conway Pearson, a married person by Special Warranty Deed from U.S. Bank National Association as Trustee for WAMU Mortgage and Pass Through Certificate for WMALT Series 2007-2 by J.P. Morgan Chase Bank, N.A. It's attorney in fact, recorded on the 30th day of June, 2010 in Instrument No. 20100630-0051091, in the Register's Office of Davidson County, Tennessee.

Phillip Austin Pearson joins in this instrument for the purpose of conveying any and all interest in said property marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.S. STUMP PLAN, as recorded in Plat Book 2, Page(s) 74 and 78.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4011 Nevada Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2013.

Margaret K. Conway Pearson

Phillip Austin Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret K. Conway Pearson and Phillip Austin Pearson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2013.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017