WARRANTY DEED

G-VRES-13-2312

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Avila	F&M Bank	
2310 Elliott Avenue #501 (ADDRESS)	50 Franklin Street (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	105-14-0-232.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SEAN M. COOLEY AND KIMBERLY COOLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH AVILA AND MARIO AVILA, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF BLOCK 28, YARBROUGH'S SUBDIVISION OF WOODLAND OF RECORD IN PLAT BOOK161, PAGE 87 AND 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SEAN M. COOLEY, UNMARRIED BY DEED FROM WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF OPTION ONE MORTGAGE LOAN TRUST 1999-C, ASSET-BACKED CERTIFICATES, SERIES 1999-C, WITHOUT RECOURSE OF RECORD AT INSTRUMENT NO. 20011207-0135107, RE-RECORDED AT INSTRUMENT NO. 20011227-0142332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 28, 2001 AND RECORDED ON DECEMBER 7, 2001.

SEAN M. COOLEY HAVING SINCE MARRIED. KIMBERLY COOLEY JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

KIMBERLY COOLEY IS ONE AND THE SAME AS THE KIM COOLEY REFERENCED ON THE SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGES 87 AND 104 AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2312 White Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130101336 DEEDWARR
Recvd: 12/03/13 10:43 2 pgs
Fees:13.00 Taxes:987.90
20131203-0122906

Witness my/our hand(s) this 25th day of November, 2013.

Sean M Cooley by Kim Cooley Attorney in Fact

Sean M. Cooley by Kim Cooley,
Attorney in Fact

Kimberly Cooley

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared KIM COOLEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SEAN M. COOLEY and who acknowledged she executed the same as the free act and deed of the said SEAN M. COOLEY.

Witness my hand and official seal, this the 25th day of November, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Cooley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of November, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903