(2)

BILL GARRETT, Davidson County
Trans:T20140021196 DEEDWARR
Recvd: 03/31/14 10:23 2 pgs
Fees:13.00 Taxes:1078.31
20140331-0026132

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,435.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin J. Koeper	CMG Mortgage Inc. dba CMG Financial	098-06-0A
(NAME)	(NAME)	(MAP)
1429 Bridgecross Parkway	3160 Crow Canyon Road Ste 400	049.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Jones Company of Tennessee, L.L.C.**, a Missouri limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin J. Koeper and Sharon S. Koeper, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37, on the Final Plat of Phase 1 - Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Bridgewater Hermitage LLC by Warranty Deed dated 12/10/2004 from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Smith, F E Jr Estate and Smith, Annie Pearl Sanders Estate and Hermitage Church of Christ and Grant Carruth, Trustee and Smith, Annie P Estate and Smith, Edward Ewing Estate of record in Instrument No. 200412150149116, Register's Office for Davidson County, Tennessee; and further

Being the same property conveyed to The Jones Company of Tennessee, LLC by Warranty Deed dated 11/22/2013 from Bridgewater Hermitage LLC of record in Instrument No. 201311270121779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1429 Bridgecross Parkway, Hermitage, Tennessee 37076

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 28th day of March, 2014.

The Jones Company of Tennessee, L.L.C.

By: _____
Deborah P. Buford, Assistant Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of March, 2014.

_____
Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY