WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Richard Cooper, Trustee	NEW OWNER	
(NAME)	(NAME)	
1718 Hasgood Loop		
(ADDRESS)	(ADDRESS)	
The Villages FL 32162		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Daniel Kennedy and wife, Kayla Hoffman Kennedy**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. Richard Cooper, Trustee of the W. Richard Cooper Living Trust u/a/d April 16, 2004 as restated on March 16, 2011**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 8566, together with the carport designated as No. 8566-C, in River Plantation, Section Ten, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-D, Condominium Apartments, recorded in Plat Book 9700, Pages 203 and 204, Register's Office for Davidson County, Tennessee, and as further established in Master Deed of record in Book 9394, Page 598, as amended in Book 10136, Page 708 and Instrument 200812030117317, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-D, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof of the same as though copied herein.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustees Deed dated 09/15/2010 from Shellie Wallace, Successor Trustee of record in Instrument 201009230075621, Register's Office for Davidson County, Tennessee and further conveyed to Daniel Kennedy and Kayla Hoffman by Warranty Deed dated 12/27/2010 from Federal Home Loan Mortgage Corporation of record in Instrument 201103080018541, Register's Office for Davidson County, Tennessee

For purposes of identifying the Trust Instrument under which the Grantee will acquire title to the aforesaid property, see Certificate of Trust attached as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved

This is improved [X] property, known as **8566 Sawyer Brown Road, Nashville, TN 37221**

(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 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.

BILL GARRETT, Davidson County
Trans:T20140031440 DEEDWARR
Recvd: 05/07/14 09:54 4 pgs
Fees:23.00 Taxes:710.40
20140507-0038806

Witness our hands this 5th day of May, 2014.

Daniel Kennedy

Kayla Hoffman Kennedy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Kennedy and wife, Kayla Hoffman Kennedy, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF MAY, 2014.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015

Notary Public

Exhibit "A"

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard & Mobley, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CERTIFICATE OF TRUST

THE W. RICHARD COOPER LIVING TRUST

The undersigned Trustee, pursuant to Tennessee Code Annotated Section 35-15-1013, declares under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain revocable trust called The W. Richard Cooper Living Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Revocable Trust Agreement executed on April 16, 2004, as restated on March 16, 2011.

2. **Trustor, Currently Acting Trustee, and Successor Trustees.** The Trustor is W. Richard Cooper. The Currently Acting Trustees are W. Richard Cooper and/or Gayle Petrone Cooper. The Successor Trustees, in order of service, are: Gayle Petrone Cooper; the acting Trustee's designee; and Angela Cooper Plasko and Christopher Bryan Cooper.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Revocability.** The Trust is revocable. The person having the power to revoke the Trust is the Trustor.

5. **Signature Authority of Multiple Trustees.** While the original Trustees, W. Richard Cooper and Gayle Petrone Cooper, are serving as Trustees, we are to serve jointly and severally as Trustees; either Trustee may act alone hereunder without the signature, consent, approval, joinder or other participation of the other Trustee. While the original Trustees, W. Richard Cooper and Gayle Petrone Cooper, are no longer serving as Trustees, multiple Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee, subject, however, to the following exceptions: if at any time there are two (2) or more persons serving as Trustees hereunder, then, by a sworn written statement, each such Trustee may grant to the other Trustee(s) the power and authority to act alone and without the consent of the other Trustee(s) for all purposes or for designated purposes hereunder; and, if at any time there are three (3) or more persons serving as Trustees, and if they

WRC

are not in unanimous agreement as to any action hereunder, then they shall act hereunder by majority consent concerning the action in question.

6. **Proof of Succession of Successor Trustees.** The Trust designates one or more Successor Trustees. Any third party may rely on the authority of any Successor Trustee without proof that such Successor Trustee has succeeded to the position of the Trustee.

7. **Trust Tax Identification Number.** The tax identification number of the Trust is the Trustor's social security number.

8. **Title to Trust Assets.** The assets of the Trust should be titled in the name of W. Richard Cooper and/or Gayle Petrone Cooper, Trustees of The W. Richard Cooper Living Trust dated April 16, 2004, as restated on March 16, 2011.

9. **Trustee's Statement Regarding Revocation, Modification, or Amendment.** To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

W. Richard Cooper, Trustee

Gayle Petrone Cooper, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Richard Cooper and Gayle Petrone Cooper, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 16th day of March, 2011.

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public