Hissim
Box 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140035630 DEEDWARR
Recvd: 05/21/14 16:22 3 pgs
Fees:18.00 Taxes:2978.50
20140521-0043924

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 53371

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Terry Ballard Linda Ballard 915 Bowring Park Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 117130B15300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$805,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Richard L. Cooper, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry Ballard and Linda Ballard, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1017 on the Plan of Abbottsford, Phase 2, of record in Doc. No. 20010502-0044874, , revised in Doc. No.20020305-0027572, corrected in Doc. No. 20020828-0104512, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to George E. Mudter, Jr., Trustee with full power to transfer, sell, mortgage, convey or otherwise encumber without the joinder of any beneficiary, by Warranty Deed from Krohn Homes, LLC, a Tennessee limited liability company dated December 15, 2003 and recorded on December 22, 2003, of record in Doc. No. 20031222-0182011, Register's Office for Davidson County, Tennessee. Subject property was conveyed to Richard L. Cooper and Kathleen C. fowler, as tenants in common. By Quitclaim Deed of record in Doc. No. 20031222-0182012, said Register's Office, the said Kathleen C. Fowler, also known as Kathleen Crumpton Fowler Cooper, has since died. The Last Will and Testament of Kathleen Crumpton Fowler, of record in Docket No. 11P642 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Richard Litton Cooper. By Executor's Quitclaim Deed of record in Doc. No. 20120709-0060292, said Register's Office, Kathleen Celeste Fowler Childs, Executrix of the Estate of Kathleen Crumpton Fowler Cooper, conveyed subject property to Richard L. Cooper.

Sherry Mills Cooper, spouse of Richard L. Cooper, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2014, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 117130B15300CO.

The Plan of Abbottsford, Phase 2, of record in Doc. No. 20010502-0044874, , revised in Doc. No.20020305-0027572, corrected in Doc. No. 20020828-0104512, Register's Office for said County, to which Plan reference is made for a complete description.

Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, Book 8106, page 1, Book 8627, , page 254, Book 10458, page 810, Doc. No. 200103300030930, Doc. No. 20010502-0045152, Rerecorded in Doc. No. 20010514-0049648, Doc. No. 20131218-0127946, Doc. No. 20131218-0127945, Bylaws in Book 8106, page 22, amended in Book 8627, page 254, and Book 9381, page 876, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Sherry Mills Cooper, by Richard L. Cooper pursuant to a Power of Attorney executed by her on the 9th day of May, 2014, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 915 Bowring Park, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 2014 .

Richard L. Cooper _____ Richard L. Cooper

Sherry Mills Cooper _____ Sherry Mills Cooper by Richard L. Cooper Attorney in Fact

State of TENNESSEE

County of DAVIDSON

On this 21st day of May, 2014, before me the undersigned authority, personally appeared **Richard L. Cooper,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

_____ Notary

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 , **Richard L. Cooper** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sherry Mills Cooper** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2014

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

_____ Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $805,000.00

Linda Ray
Affiant

Sworn and subscribed before me this 21st day of May, 2014

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission Expires: 9-22-201

EXHIBIT "A"

To

Warranty Deed

FROM: Richard L. Cooper

TO: Terry Ballard and Linda Ballard, husband and wife

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Richard L. Cooper
Richard L. Cooper, Affiant

Sworn to and subscribed before me this 21st day of May, 2014

Notary Public

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
March 3, 2015