BOX 10-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045045 DEEDWARR
Recvd: 06/25/14 11:20 2 pgs
Fees:13.00 Taxes:456.95
20140625-0055520

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Mary Frances Varallo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-10-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Frances Varallo | Suntrust Mortgage, Inc. | |
| (NAME) 301 Saint James Park | (NAME) 901 Semmes Ave., | 131020A10300CO |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Richmond, VA 23224 | |
| (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, **CLARA FRANCES ORA COOPER, TRUSTEE OF THE CLARA FRANCES ORA COOPER REVOCABLE TRUST U/A/D OCTOBER 1, 2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY FRANCES VARALLO, UNMARRIED,** 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. N-3 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, amended in Plat Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed and By-Laws of record in Book 5289, page 515, as amended in Book 5292, page 958; Book 5293, page 612; Book 7802, page 299 and in Book 7824, page 974, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clara Frances Ora Cooper, Trustee of The Clara Frances Ora Cooper Revocable Trust U/A/D October 1, 2013 by Quitclaim Deed from Clara Frances Cooper dated October 9, 2013 of record in Instrument No. 20131011-0106793, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 4595, page 74 and Plat Book 5200, Page 54, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5289, page 515, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299 and Book 7824, page 974, said Register's Office said Register's Office; (d) Charter of record in Book 5296, page 689, said Register's Office; (e) Easement of record in Instrument No. 20130118-0006274, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2116 Hobbs Rd. Unit N-3, Nashville, TN 37215

(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.

**RETURN TO:**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 13 day of June, 2014.

Clara Frances Ora Cooper

Clara Frances Ora Cooper, Trustee

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~Davidson~~ Fayette

Personally appeared before me, the undersigned notary public, Clara Frances Ora Cooper with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Clara Frances Ora Cooper Revocable Trust U/A/D October 1, 2013, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at ~~Nashville~~ Lexington, ~~Tennessee~~ Kentucky this 13 day of June, 2014.

Commission expires:
6/20/2017

Matthew Wilson
Notary Public

MATTHEW WILSON
Notary Public
State at Large
Kentucky
My Commission Expires Jun 20, 2017