File 26268-8 return to: John T. Cook, P.C.

BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056868 DEEDWARR
Recvd: 08/05/14 09:06 2 pgs
Fees:13.00 Taxes:962.00
20140805-0070018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2014.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian L. Cooper **Valerie L. Cooper**	**OWNER**	**Map 102-08-0 Parcel 047-00**
822 Hillwood Blvd.		
Nashville, Tennessee 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Beverly D. Ball, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian L. Cooper and Valerie L. Cooper

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 Lot No. 60, on the Plan of Horton Heights, Section X, of record in Book 2133, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Beverly D. Ball, an unmarried woman, by Deed dated September 30, 2013 from John A. Frazier, unmarried, of record in Instrument No. 20131030-0112710, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Beverly Ball aka Beverly D. Ball, pursuant to a Power of Attorney executed by same on the 28th day of July, 2014, of record in Instrument No. 20140805-0070016, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2133, Page 32, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All restrictions of record. (3) All Easements of record. (4) All visible easements. (5) Other matters which would be disclosed by a current survey. (6) All applicable governmental and zoning regulations. (7) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **822 Hillwood Blvd., Nashville, Tennessee 37209**

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 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 **4th** day of **August, 2014.**

Beverly D. Ball by Leslie Ball attorney in fact

Beverly D. Ball by Leslie Ball, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of August, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Leslie Ball**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Beverly D. Ball** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Beverly D. Ball**, for the purpose therein contained, by signing the name of **Beverly D. Ball,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **August, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17