BILL GARRETT, Davidson County
Trans:T20140094387 DEEDWARRSP
Recvd: 12/17/14 11:15 5 pgs
Fees:28.00 Taxes:486.55
20141217-0115354

WHEN RECORDED RETURN TO:

Fidelity National Title Insurance Company
6840 Carothers Parkway, Suite 200
Franklin, TN 37067
Attn: Nicole Hughes

SPECIAL WARRANTY DEED

FROM: **LPP MORTGAGE LTD.,**
a Texas limited partnership
Grantor

TO: **WILLIAM PRENTICE COOPER, III,**
an individual
Grantee

This instrument was prepared by:

Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

Address New Owner(s):

William Prentice Cooper, III
122 Prospect Hill
Nashville, Tennessee 37205

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

William Prentice Cooper, III
122 Prospect Hill
Nashville, Tennessee 37205

Tax Parcel I.D. Number(s):

Map 164, Parcel 276

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($131,500.00).

Grantee (or Grantee's Agent)

Grantee (or Grantee's Agent)

SUBSCRIBED AND SWORN TO before me, this the 16 day of December, 2014.

Notary Public

My Commission Expires:

8-28-16

NICOLE CHAMPION STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($131,500.00), the receipt and sufficiency of which are hereby acknowledged, **LPP MORTGAGE LTD.**, a Texas limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **WILLIAM PRENTICE COOPER, III**, an individual ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property.

This conveyance is expressly made subject to any and all taxes, assessments, reservations in patents, all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations, liabilities and other matters as may appear of record, and all matters that an accurate survey or a physical inspection of the Property would reveal, including, without limitation, the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs and assigns forever, subject to the Permitted Exceptions.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, subject to the Permitted Exceptions.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise. This conveyance is expressly made subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of this ____ day of December, 2014.

LPP MORTGAGE LTD.,
a Texas limited partnership

By: Property Acceptance Corp.,
a Texas corporation,
its general partner

By: _____
Name: Michael D. Wyant
Title: Its Authorized Signatory

STATE OF TEXAS §
§
COUNTY OF COLLIN §

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Michael D. Wyant, Authorized Signatory of Property Acceptance Corp., a Texas corporation, the general partner of LPP MORTGAGE LTD., a Texas limited partnership, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of Property Acceptance Corp., a Texas corporation, the general partner of LPP MORTGAGE LTD., a Texas limited partnership.

Given under my hand and official seal this 10 day of December, 2014.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires:
11/08/2018

Elizabeth B. Francis
(Printed Name of Notary)

ELIZABETH B. FRANCIS
Notary Public, State of Texas
My Commission Expires
November 08, 2018

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Tract 1:

Property known as Map 164, Parcel 276.00, described as follows:

A tract of land in the 32nd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by the right of way for Summercrest Boulevard, on the east by the right of way for Murfreesboro Pike (US Hwy 70S) and the lands of Audrey B. Buckley (Inst. No. 20011204-0133233) and on the south by the open space for Summerfield Village One (Inst. No. 20000211-0014170). Property is more particularly described as follows:

Beginning at a set iron pin with cap (SEC) at the northwest corner of Audrey B. Buckley, a point in the westerly right of way for Murfreesboro Pike; thence with the westerly line of Buckley the following calls:
S 21 degrees 52 minutes 57 seconds W, a distance of 255.75 feet to an iron pin with cap set (SEC);
Thence S 09 degrees 00 minutes 50 seconds W, a distance of 141.86 feet to an iron pin with cap set (SEC) at the northeast corner of Summerfield Village One;
Thence with the northerly line of Summerfield Village One the following calls:
N 33 degrees 48 minutes 57 seconds W, a distance of 182.59 feet to an iron pin with cap set (SEC);
Thence N 88 degrees 52 minutes 41 seconds W, a distance of 141.12 feet to an iron pin with cap set (SEC);
Thence N 07 degrees 58 minutes 35 seconds W, a distance of 114.62 feet to an iron pin with cap set (SEC);
Thence N 53 degrees 53 minutes 38 seconds W, a distance of 134.74 feet to an iron pin with cap set (SEC);
Thence S 84 degrees 18 minutes 01 seconds W, a distance of 124.04 feet to an iron pin with cap set (SEC);
Thence N 41 degrees 00 minutes 00 seconds W, a distance of 87.07 feet to an iron pin with cap set (SEC);
Thence N 66 degrees 18 minutes 54 seconds W, a distance of 84.42 feet to an iron pin with cap set (SEC) in the southerly right of way for Summercrest Boulevard;
Thence with said right of way, N 58 degrees 00 minutes 00 seconds E, a distance of 438.28 feet to an iron pin with cap set (SEC);
Thence continuing with said right of way, S 86 degrees 07 minutes 11 seconds E, a distance of 140.19 feet to an iron pin with cap set (SEC) at the intersection of the southerly right of way for Summercrest Boulevard and the westerly right of way for Murfreesboro Pike;
Thence with said right of way, S 39 degrees 33 minutes 41 seconds E, a distance of 363.22 feet to the point of beginning, containing 5.263 acres, more or less, according to a survey by SEC, Inc., dated September 17, 2012, last revised September 20, 2012.

Being a portion of the same property conveyed to LPP Mortgage Ltd., a Texas limited partnership by Successor Trustee's Deed from Charles W. Cook, Successor Trustee, recorded as Instrument No. 20121116-0106138, in the Register's Office for Davidson County, Tennessee, November 15, 2012.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2014 and subsequent years.

2. Easements or claims of easements not recorded in the public records.

3. Easement to BellSouth Telephone and Telegraph of record in Book 1141, Page 327, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20000113-0004777 and Instrument No. 20031028-0158502, Register's Office for Davidson County, Tennessee.

5. Sewer Easements of record in Instrument No. 20000913-0091248, Instrument No. 20000913-0091249 and Instrument No. 20000913-0091247, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20000809-0079074, Register's Office for Davidson County, Tennessee.

7. Grant of Permanent Easement to Tennessee Telephone of record in Instrument No. 20000824-0083643, Register's Office for Davidson County, Tennessee.

8. Sewer and Storm Drainage Easement of record in Instrument Number 20030923-0140665, in the Register's Office for Davidson County, Tennessee.