This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1282

BILL GARRETT, Davidson County
Trans:T20150001082 DEEDWARR
Recvd: 01/06/15 12:29 2 pgs
Fees:13.00 Taxes:399.23
20150106-0001338

WARRANTY DEED

THIS INDENTURE, made and entered into this 12/29/2014, by and between **Jacqueline E Wade, unmarried** parties of the first part, and **Reggina Cooper, an unmarried woman** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 48, on the Plan of Phase One, Northbrook Subdivision, of record in Plat Book 6900, Page 859, Register's Office for Davidson County, TN, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline E. Wade, unmarried by Warranty Deed from Buddy Dunn unmarried, dated June 2, 2000, of record in Instrument No. 200006070056959, in said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 05006009300
☒ Improved 3729 Ridge Top Dr, Nashville, TN 37207
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jacqueline E. Wade by (Trudy) attorney in fact

Jacqueline E Wade
By: Trudy Campbell, Attorney In Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 29th day of December, 2014, before me personally appeared Trudy Campbell, with whom I am personally acquainted, and who acknowledged she executed the within Warranty Deed for the purposes therein contained as the Attorney-in-fact for Jacqueline E Wade and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Jacqueline E Wade as her free act and deed.

Subscribed and sworn to before me this 29th day of December, 2014..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Owner's Name: Reggina Cooper

and Address: 3729 Ridge Top Dr, Nashville, TN 37207

Mail tax bills to, First Community Mortgage
275 Robert Rose Dr.
Murfreesboro, TN 37129

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $107,900.00 which amount is equal or greater than the amount which the property transferred ~~would~~ command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 29th day of December, 2014..

Kimbra Spann
Notary Public

My Commission Expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY