BILL GARRETT, Davidson County
Trans:T20150076661 DEEDWARR
Recvd: 09/09/15 10:34 2 pgs
Fees:13.00 Taxes:954.60
20150909-0091543

15.1.240

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of August, 2015 by and between Angela S. Flynn married, hereinafter referred to as GRANTOR, and Brian L. Cooper and Valerie L. Cooper, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 54 on the Plan of Hillwood Park of record in Plat Book 3300, pages 27 and 28 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property .

Being the same property conveyed to Angela S. Flynn by warranty Deed from Janet Blaustone and Michael Blaustone dated June 14, 2013 and recorded June 26, 2013 of record in Instrument no. 20130626-0065631 Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 5733 Knob Road, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Angela S. Flynn

Timothy Flynn

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Angela S. Flynn and Timothy Flynn, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of August, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Brian L. Cooper and Valerie L. Cooper
110 Lynnwood Terrace,
Nashville, TN 37205

Send Tax Statements to:
Brian L. Cooper and Valerie L. Cooper
110 Lynnwood Terrace
Nashville, TN 37205

Map & Parcel 103-05-021.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $258,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of August, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
15-1-240