Davidson County DEEDWARR
Recvd: 06/28/16 11:06 4 pgs
Fees:23.00 Taxes:928.70
20160628-0065774

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33008-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $251,000.00. Affiant Subscribed and sworn to before me this 24th day of June, 2016. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Kristen M. Cooper, John C. Cooper 547 Brewer Dr. Nashville, TN 37211	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 161 02 0 002 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Brinton and Lauren Brinton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Cooper** and **Kristen M. Cooper, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 547 Brewer Dr., Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the ____ day of June, 2016.

Daniel Brinton

Lauren Brinton

Lauren Brinton

STATE OF Utah, COUNTY OF Salt Lake SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daniel Brinton and Lauren Brinton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of June, 2016.

Notary Public

My Commission Expires: 7-30-17

Notary Public
CATHY JONES
Commission #667969
My Commission Expires
July 30, 2017
State of Utah

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot J on the Revised Plan of A Portion of Whispering Hills Section II-B, as of record in Plat Book 2663, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel Brinton and Lauren Brinton by deed dated November 5, 2013 from Federal Home Loan Mortgage Corporation of record in Instrument No. 20131226-0129745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 161 02 0 002 00.
2. All matters appearing on the Plan of record as Book 2663, page 33, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

