THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068283** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $167,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160061579 DEEDWARR
Recvd: 07/18/16 15:07 2 pgs
Fees:13.00 Taxes:617.90
20160718-0073697

WARRANTY DEED

Address New Owner: Sarah N. Burrow 3636 Seven Oaks Dr Tuscaloosa, AL 35406	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-05-0A-062.00 CO

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, **Christopher B. Cooper, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah N. Burrow and Kimberly Burrow, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. K-2, together with the carport designated as no. K-2-C, on the Horizontal Property Regime for River Plantation Section Two, as recorded in the Master Deed of record 4661, page 334, amended and restated in Instrument No. 20120828-0077603 and as shown on plat of record in Plat Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHRISTOPHER B. COOPER, by deed from AIMEE M. LAW, of record in Instrument No. 20060127-0010654 , dated January 18, 2006 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 142-05-0A-062.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4460, pages 136 and 137, said Register's Office.

Master Deed of record in Book 4661, page 334, amended and restated in Instrument No. 20120828-0077603, By-Laws amended in Book 6354, page 676, corrected in Book 6436, page 389, further amended in Instrument No. 20120828-0077595 and corrected by Scrivener's Affidavit of record in Instrument No. 20121207-0113069, said Register's Office.

This is improved property located at 303 Plantation Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of July, 2016.

Christopher B. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher B. Cooper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018