BOX #14

G#29445-2

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

Chandler Berry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of March, 2017.

Katherine Goodson
NOTARY PUBLIC

My commission expires: March 10, 2019

BILL GARRETT, Davidson County
Trans:T20170020673 DEEDWARR
Recvd: 03/10/17 09:25 2 pgs
Fees:13.00 Taxes:925.00
20170310-0023674

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rosslyn Cooper and Daniel Cooper	PrimeLending, a Plainscapital Company	11914015500
(NAME)	(NAME)	
2909 Tuggle Ave	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75252	

Warranty Deed

For and in Consideration of the sum of $250,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Paul Edward Franklin and Teresa Jan Franklin, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rosslyn Cooper and Daniel Cooper, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 as shown on the map entitled Tuggle Heights, of record in Book 1130, Page 90, as corrected by Book 1555, Page 624, and Book 1556, Page 348, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Edward Franklin and Teresa Jan Franklin, husband and wife from Harold Wayne Thompson, unmarried, dated August 4, 2016 of record in Instrument Number 20160811-0083603, said Register's Office.

This property is __unimproved _X_improved property known as: 2909 Tuggle Ave, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of March, 2017.

Paul Edward Franklin

Paul Edward Franklin

Teresa Jan Franklin

Teresa Jan Franklin

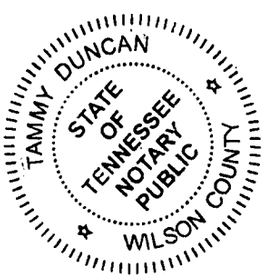
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Edward Franklin and Teresa Jan Franklin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of March, 2017.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122