File No. 251001199

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 11:09 2 pgs
Fees:13.00 Taxes:592.00

20051101-0131818

MAXINE F. WEAVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Doris Coley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2005.

Maxine F. Weaver
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby P. Cooper	Ruby P. Cooper	26.07 191.00
(NAME) 207 Ashtead Court	(NAME) 207 Ashtead Court	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Betty C. Holt, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruby P. Cooper, unmarried, and Deborah S. Presley, as joint tenants with the right of survivorship, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 344 on the Plan of Windsor Green, Phase II, Section III, as of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Betty C. Holt, unmarried by deed from Joe Biggerstaff, Jr. and wife, Betty S. Biggerstaff of record in Deed Book 9672, page 395, Register's Office for said County.

Madison Suburban Utility District Easement as shown of record in Deed Book 4377, Page 94, and Book 6636, Page 824 and Book 7410, Page 966, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 6117, Page 290, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6406, Page 929, Register's Office of said County.

By-Laws as shown of record in Deed Book 6406, Page 942, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8192, Page 65, and Book 6396, Page 542, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 845, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 207 Ashtead Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), Her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of October, 2005.

Betty C. Holt

Betty C. Holt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Betty C. Holt, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of October, 2005.

Commission expires: 1-23-06

Notary Public

WILSON COUNTY
TRACY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC

File Number: 251001199

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122