File Box 30

File No. 260200920

WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

JENNIFER CROWELL NOTARY PUBLIC AT LARGE LEWIS COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title – Shelbyville
107A Northside Park Drive
Shelbyville, TN 37160

Davidson County DEEDWARR
Recvd: 03/06/06 13:19 2 pgs
Fees:13.00 Taxes:777.00

20060306-0025697

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Cooper	David Cooper	126-15-B 229 CO
(NAME) 8240 Boone Trace	(NAME) 8240 Boone Trace	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, , **William Michael Lynch and wife, Brandie Lynch (formerly Brandie S. Pitts)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Cooper**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 124, on the Plan of Section Two, LEXINGTON POINT, as shown by plat of record in Instrument No. 20010515-0049954, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Michael Lynch and wife, Brandy Lynch (formerly Brandie S. Pitts) by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated 11/18/2002, and of record in Instrument No. 20021120-0143916, Register's Office for 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 8240 Boone Trace, Nashville, TN 37221
(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), his/her/their 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), his/her/their 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 28th day of February, 2006.

William Michael Lynch

Brandie Lynch

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Michael Lynch and wife, Brandie Lynch (formerly Brandie S. Pitts), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2006.

My Commission Expires:

Notary Public

Jerry A. Kennon
Notary Public, Davidson County, Tennessee
My Commission Expires March 25, 2006

JERRY A. KENNON NOTARY PUBLIC AT LARGE TENNESSEE

File Number: 260200920

RETURN TO:
Cumberland Title – Shelbyville
107A Northside Park Drive
Shelbyville, TN 37160