File No. 260201499

# WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 03/20/06 10:53 2 pgs
Fees:13.00 Taxes:1350.50
**20060320-0031561**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lewis Scott Cooper | J P MORGAN CHASE BANK | 098-13-0-C<br>128.00CO |
| (NAME)<br>1836 Kaylee Meadow | (NAME)<br>5409 Maryland Way | |
| (ADDRESS)<br>Hermitage, TN 37075 | (ADDRESS)<br>Brentwood, Tennessee 37027 | |
| (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, We, Richard L. Strube and wife, Pamela D. Strube, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis Cooper and wife, Misty Cooper, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 109 on the Plan of Phase Four, Section Three, The Meadows of Seven Points, as of record in Instrument number 20040921-0113530, 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 Richard L. Strube and wife, Pamela D. Strube by deed from Frank Batson Homes, Inc. of record in Instrument number 20050518-0056265 and filed on May 18, 2005, Register's Office for said County.

Subject to all matters as set forth per Instrument number 20040921-0113530, Register's Office of said County.

ACCESS AND MAINTENANCE Easement as shown of record in Deed Book 11738, Page 776, Register's Office for said County.

STORM WATER DETENTION AGREEMENT as shown of record in Deed Book 11681, Page 411 and Instrument number 20030922-0139925, Register's Office for said County.

Restrictive Covenants of record in Deed Book 11670, Page 822, Register's Office of said County.

By-Laws as shown of record in Deed Book 11670, Page 837, 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 1836 Kaylee Meadow Lane, Hermitage, TN 37076
(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), 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), 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 3rd day of March, 2006.

Richard L. Strube

Pamela D. Strube

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Richard L. Strube and wife, Pamela D. Strube the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of March, 2006.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**File Number: 260201499**

**RETURN TO:**
Cumberland Title
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Mt. Juliet, TN 37122