WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/07 15:34 2 pgs
Fees:13.00 Taxes:555.00

20070716-0084654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-3-2010
(AFFIX SEAL)

DELAINA D. SCOOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine T. Cooper	Countrywide Home Loans	Map 70-7
(NAME)	(NAME)	
2830 Buena Vista Pike	2375 N Glenville Dr	
(ADDRESS)	(ADDRESS)	Parcel 32
Nashville, TN 37218	Richardson TX 75082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jillian Etherington**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine T. Cooper**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2830 Buena Vista Pike, Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 13th day of July 2007.

Jillian Etherington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Jillian Etherington, the within named bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2007.

Commission expires: 5-3-2010

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

EXHIBIT A

Being part of Lot Nos. 13 and 14 on the Map of Sarah A. McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, Page 71, Register's Office for said county, described partly according to a survey made by Watkins and Murray, Surveyors, April 18, 1947, as follows:

Beginning at an iron pin and stake on the Easterly margin of the New Buena Vista Highway at the Southwest corner of the property conveyed to James Sanford and wife, by Deed from James F. Randolls and wife, of record in Book 2014, Page 169, said Register's Office; thence with the Southern boundary line of said Sanford Property, South 60 deg. 30' East 772.6 feet to a stake; thence South 55deg. 30' West 109.4 feet to a stake; thence North 60deg. 30' West 705 feet, more or less, to the Easterly margin of said Highway; thence with same, North 23deg. East 100 feet to the beginning.

Being the same property conveyed to Jillian Etherington by Special Warranty Deed from Homecomings Financial Network, Inc., filed for record 03/31/06 as Instrument No. 20060331-0036518, Register's Office for Davidson County, Tennessee. Subject to all matters as shown on plat of record in Plat Book 332, Page 71, Register's Office of Davidson County, Tennessee.