File No. 271000321

SPECIAL WARRANTY DEED

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2007

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/21/07 09:59 2 pgs
Fees:13.00 Taxes:555.00

20071221-0146455

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Shea Cofer	Franklin American Mortgage Company ISAOA/ATIMA	063-16-0B-175.00CO
(NAME) 1012 Tonyawood Drive	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, We, GRP Loan, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Shea Cofer and Miranda Cofer, husband and wife, 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:

Land in Davidson County, BEING Lot No. 257, Hampton Park, formerly Chitwood Downs, of record in Instrument No. 20010703-0070467, 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 Jeanne Spears and husband, Jeff Spears by deed dated March 27, 2006 from James R. Dolezal and wife, Rachel R. Dolezal of record in Instrument No. 20060404-0038364, Register's Office for said County. Also being the same property conveyed to GRP Loan, LLC by deed from Everett L. Hixon, Jr. Successor Trustee, of record in Instrument No. 20071221-0146454, Register's Office for said County.

Subject to all matters as set forth per Plat in Instrument No. 200107030070467, Register's Office of said County.
Subject to Restrictive Covenants of record in Book 7351, Page 852, Book 7451, Page 739, Book 8336, Page 393, Register's Office of said County.
Subject to HOA Charter of record in Book 7431, Page 204, Book 8517, Page 762, Book 883, Page 216, Registers' Office of said County.
Subject to Boundary Plat of record in Book 6900, Page 405, Register's Office of said County.
Subject Quitclaim of HOA for open space of record in Book 8207, Page 276, and Book 8951, Page 797, Register's Office of said County.
Subject to Sewer Easement of record in Book 11030, Page 740 and Book 11030, Page 785, Register's Office of said County.
Subject to Waterline Easement as shown of record in Book 7489, Page 515, 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 1012 Tonyawood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, Their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be

charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, Their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 19th day of October, 2007.

GRP Loan, LLC

By: Kristin Tess, Secretary

Attest: Victoria Treacy
Victoria Treacy

STATE of NEW YORK
COUNTY of WESTCHESTER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Tess, Secretary with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge KRISTIN TESS to be a secretary of GRP Loan, LLC, the within named bargainer, a Limited Liability Company, and that KRISTIN TESS as such secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Kristin Tess, Secretary as _____.

Witness my hand and official seal this 10/19/2007

My Commission Expires 10/24/2009

Yesica Mañon
Notary Public

YESICA MANON
Notary Public, State of New York
No. 01MA613582R
Qualified in Bronx County
Commission Expires 10/24/2009

Witness my hand at office this 19th day of October, 2007.

Commission expires:

Yesica Mañon
Notary Public

YESICA MANON
Notary Public, State of New York
No. 01MA613582R
Qualified in Bronx County
Commission Expires 10/24/2009

File Number: 271000321
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

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