File No. 280201458

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 03/31/08 09:40 2 pg
Fees:13.00 Taxes:333.00

20080331-0031664

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2008.

Notary Public

MY COMMISSION EXPIRES: . //-

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 7, 2011

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
Dottie Lynn Barnes	CitiMortgage, Inc.	034050A00500
(NAME)	(NAME)	
408 Thomas Jefferson Circle	1000 Technology Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	O'Fallon, MO 63368-2240	
(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,

Jennie M. Foster Cooper (aka Jeannie M. Foster Cooper) and husband, Kenneth H. Cooper,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Dottie Lynn Barnes, **an unmarried woman**

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:

Being Lot No. 5 on the Plan of Monticello Manor, as of record in Plat Book 6250, Page 551, 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 Jennie M. Foster Cooper and husband, Kenneth H. Cooper by Quitclaim Deed dated June 15, 2007 from Henry Lee Perry of record in Instrument number 20070628-0077513, Register's Office for said County.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Deed Book 6643, Page 950 and amended in Book 11259, Page 994 and Instrument number 20050228-0021548, Register's Office for said County.

Articles of Incorporation for HOA as shown of record in Deed Book 6643, Page 966, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 408 Thomas Jefferson Circle, Madison, TN 37115
(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 hands this. the 28th day of March, 2008.

Jennie M. Foster Cooper (aka Jeannie M. Foster Cooper)

Kenneth H. Cooper

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jennie M. Foster Cooper (aka Jeannie M. Foster Cooper) and husband, Kenneth H. Cooper the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that ~~he/she/~~they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of March, 2008.

Commission expires: 02/28/12

Notary Public

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

File Number: 280201458

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Cumberland Title
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Mt. Juliet, TN 37122