Davidson County DEEDWARR
Recvd: 04/28/08 14:56 2 pgs
Fees:13.00 Taxes:915.75
20080428-0043231

File No. 280301433

WARRANTY DEED

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Cooper	William R. Cooper	160-15-0A-011.CO
(NAME) 140 Hearthstone Manor Circle	(NAME) 140 Hearthstone Manor Circle	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 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, C. Wayne Meece and wife, M. Lynnette Meece, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto William R. Cooper and Janis C. Cooper, 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:

Being Unit 20, Revised Condominium Site Plan, Phase I, Hearthstone Manor, a part of Hearthstone P.U.D., of record in Book 6200, page 144, as amended in Book 6250, page 398, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to C. Wayne Meece and wife, M. Lynnette Meece, as tenants by the entirety, by warranty deed from Jackie W. Brassfield, Sr. and wife, Jo Ann Brassfield, of record in Book 9035, page 53, Register's Office for Davidson County, Tennessee, dated July 28, 1993.

Taxes for the year 2007 paid and all subsequent years, a lien, but not yet due and payable.
Subject to all matters as set forth per Plat Book 6200, Page 144, Book 6250, Page 398, Register's Office of said County.
Restrictive Covenants of record in Book 5409, page 485, Book 6424, page 839, Book 6884, page 251, Book 7398, page 907, Book 7403, page 568, Book 11404, page 149, Book 11749, page 481, and Instrument No. 200605100054690 said Register's Office.
HOA Charter of record in Book 6437, page 852, Book 7679, page 16, and Book 7769, page 494, said Register's Office.
Quitclaim to HOA for Open Space of record in Book 6499, page 739, said Register's Office.

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 140 Hearthstone Manor Circle, Brentwood, TN 37027
(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 hands this 17th day of April, 2008.

C. Wayne Meece

M. Lynnette Meece

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, C. Wayne Meece and M. Lynnette Meece, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/17/2008.

Witness my hand at office this 17th day of April, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

File Number: 280301433

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027