File No. 290100137

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/05/09 11:03 2 pgs
Fees:13.00 Taxes:1365.30

20090205-0010006

**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 |
|---|---|---|
| Joshua F. Sloop | Joshua F. Sloop | 160-11-B-12.00 CO |
| (NAME) 5436 Stone Box Lane | (NAME) 5436 Stone Box Lane | |
| (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, I, Donna H. Coggins n/k/a Donna Coggins Smith, Married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Joshua F. Sloop and Karen E. Sloop, 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, Tennessee, Being Lot No. 12 on the Plan of Stone Box Creek, a P.U.D., as of record at Plat Book 6900, Page 103, as corrected by Surveyor's Certificate at Book 7048, Page 81, Register's Office for 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 Donna H. Coggins, married, by Warranty Deed dated August 31, 2000, filed September 1, 2000, from Stan L. Pope, M.D. and wife, Angela S. Pope, of record by Instrument No. 20000901-0086957, Register's Office for Davidson County, Tennessee.**

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 160-11-B-12.00CO

Note: The property described herein located in the County of Davidson is not assessed with City Taxes.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 103 and as corrected by Surveyor's Certificate of record in Book 7048, Page 81, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7022, Page 556, Book 7267, Page 329, Book 9163, Page 85 and Book 9423, Page 513, Register's Office of Davidson County, Tennessee.

Quitclaim Deed to Common Areas to the Homeowner's Association of record in Book 7267, Page 360, Register's Office for Davidson County, Tennessee.

Deed to Metro for Water and Sewer Lines of record in Book 7542, Pages 390 and 434, Register's Office for Davidson County, Tennessee.

Easement as shown of record in Book 4952, Page 178 and Book 971, Page 368, Register's Office for Davidson County, Tennessee.

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 5436 Stone Box Lane, 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 30th day of January, 2009.

Donna Coggins Smith

Donna Coggins Smith

*Allen Smith

*Allen Smith, husband of Donna Coggins Smith joins in this instrument to convey any and all interest he has in said property.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donna Coggins Smith and Allen Smith, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 1/30/2009.

Witness my hand at office this 30th day of January, 2009.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**File Number: 290100137**

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