File No. 210050105

WARRANTY DEED

My Commission Expires October 27, 2010

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: October 27, 2010
(AFFIX SEAL)

IRENE KENNEDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

BILL GARRETT, Davidson County
Trans:T20100034158 DEEDWARR
Recvd: 06/04/10 14:39 2 pgs
Fees:13.00 Taxes:628.63
20100604-0043609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason de Koff	new owner	063160B17500CO
(NAME)	(NAME)	
1012 Tonyawood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, Matthew Shea Cofer and Miranda Cofer, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jason de Koff and Jaclyn de Koff, 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. 257 on the Plan of Hampton Park (formerly Chitwood Downs), of record in Instrument No. 20010703-0070467, 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 Matthew Shea Cofer and Miranda Cofer, husband and wife, by Deed from GRP Loan, LLC, dated October 19, 2007, filed for record on December 21, 2007 in Instrument 20071221-0146455, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Instrument 20010703-0070467 and Plat Book 6900, Pages 550 – 552, amended in Plat Book 8181, Page 112, said Register's Office.

All matters as set forth on Boundary Survey of record in Book 6900, Page 405, said Register's Office.

Waterline Easement of record in Book 7489, Page 515, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, Page 704, and Book 11030, Page 785, said Register's Office.

Charter for Chitwood Downs Homeowners Association of record in Book 7431, Page 204, said Register's Office

Charter for Hampton Park Homeowners Association of record in Book 8517, Page 762, amended in Book 8833, Page 216, 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 1012 Tonyawood Drive, Old Hickory, TN 37138
(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 28th day of May, 2010.

Matthew Shea Cofer

Miranda Cofer

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Matthew Shea Cofer and Miranda Cofer, husband and wife 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 May, 2010.

Commission expires: 9. 2. 2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210050105

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122