WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110041369 DEEDWARR
Recvd: 07/11/11 10:31 2 pgs
Fees:13.00 Taxes:740.00
20110711-0052752

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Deborah J. Cope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5-5-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brett L. Sheroky	SWBC Mortgage Corporation	126150A27800co
(NAME) 7240 Explorer Trail	(NAME) 9311 San Pedro, Suite 100 ~~5055 Maryland Way, Suite 200~~	
(ADDRESS) Nashville, TN 37221	(ADDRESS) San Antonio, TX 78216 ~~Brentwood, TN 37027~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Charles L. Cope, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brett L. Sheroky and Christina Sheroky, husband and wife, HEREINAFTER CALLED THE GRANTEES, 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. 78, on the Plan of Boone Trace at Biltmore, Section Seven, as shown on plat of record in Instrument No. 20011003-0107279, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Charles L. Cope, unmarried, by Warranty Deed from Bryan Wilburn and Emily Wilburn, husband and wife, as recorded on the 4th day of March, 2009, of record in Instrument No. 20090304-0019204, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 7265, Page 657 and Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

ANDREA COPE, spouse of the above named Charles L. Cope, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ☐

This is improved ☑ property, known as 7240 Explorer Trail, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 8th day of July, 2011.

Charles L. Cope

Andrea Cope

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of July, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles L. Cope and Andrea Cope**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1/27/15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015