WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of April, 2013

Connie J Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20130030028 DEEDWARR
Recvd: 04/12/13 09:20 2 pgs
Fees: 13.00 Taxes: 518.00
20130412-0036307

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Poff	New Owner	161100B043.00
(NAME)	(NAME)	
3409 Flewellyn Road *	* SAME	
(ADDRESS)	(ADDRESS)	
Cedar Hill, TN 37032		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Casey D. Cooper and Mary Cooper, and Audrey Daniel, unmarried, formerly known as Audrey Cooper**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dana Poff, an unmarried person** hereinafter called the Grantee, her 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. 234 on the Plan of Villages of Brentwood, revision of Lots 230-240, Phase 6, of record in Book 7900, page 1, said Register's Office for said County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Casey D. Cooper and wife, Audrey Cooper by deed from Caryn D. Woolley, unmarried dated May 15, 2006 of record in Instrument No. 20060522-0059564, Register's Office of Davidson County, Tennessee.

Mary Cooper joins into the execution of this instrument to convey any interests she may have in the subject property by virtue of her marriage.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 5125 English Village Drive, Nashville, TN 37211

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, has 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 **April, 2013**

Mary Cooper

Casey D. Cooper

Audrey Daniel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Casey D. Cooper and Mary Cooper and Audrey Daniels**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **April, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016