G-24846-8
Box 14

BILL GARRETT, Davidson County
Trans:T20130040102 DEEDWARR
Recvd: 05/14/13 11:38 2 pgs
Fees:13.00 Taxes:1117.40
20130514-0048480

WARRANTY DEED

SUSAN L. HEINRICH
WILLIAMSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rinat R. Bikineyer and Alfiya T. Bikineyer	Sumner Bank & Trust	171040A01200CO
(NAME) 5429 Brownstone Drive	(NAME) 967A Grassland Place	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Michael McCooey and Wendy McCooey (formerly Wendy Matheny), husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rinat R. Bikineyer and Alfiya T. Bikineyer, 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(s) 12, as shown on the map entitled Section One, Brownstone, of record in Plat Book 9700, page(s) 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael McCooey and Wendy Matheny by deed from Federal National Mortgage Association dated April 29, 2004 of record in Instrument No. 20040504-0050598, Register's Office of Davidson County, Tennessee.

Upon oath, Wendy McCooey warrants, covenants and certifies that she is one and the same person as Wendy Matheny.

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 ☒ property, known as 5429 Brownstone Drive, Brentwood, TN 37027

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 **6th** day of **May, 2013**

Michael McCooey by Wendy McCooey Attorney in Fact

Michael McCooey by Wendy McCooey, Attorney in Fact

Wendy McCooey fka Wendy Matheny

Wendy McCooey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, ~~Michael McCooey~~ and **Wendy McCooey**, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of **May, 2013**

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My commission expires: 8/29/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Wendy McCooey, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Michael McCooey, and who acknowledged that she executed the same as the free act and deed of the said Michael McCooey, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130514004847 8, said Register's Office.

Witness my hand and official seal this 6th day of May, 2013.

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY

My Commission Expires: 8/29/2014