WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130076886 DEEDWARR
Recvd: 09/05/13 10:42 2 pgs
Fees:13.00 Taxes:536.13
20130905-0093728

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH day of **August, 2013.**

Notary Public

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coralie Le Coguic	Primary Residential Mortgage	073-09-0-015.00
(NAME)	(NAME)	
2504 Sandy Dr	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Salt Lake City, UT 84116	
(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, **Keith Pope and Shannon Aldridge**, nka Shannon Pope, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Coralie Le Coguic, unmarried**, 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. 20 on the plan of Gibson Heights, of record in Book 1835, page 133, Register's Office for said County.

Said Lot No. 20 fronts 88.0 feet on the southeasterly margin of Sandy Drive and extends back between parallel lines, 170.0 feet to a dead line.

BEING the same property conveyed to Keith Pope and Shannon Aldridge by Warranty Deed from Dale Bushulen et al, dated March 9, 2001, of record in Instrument No. 20010405-0033325, Register's Office for Davidson County, Tennessee. Keith Pope is one and the same as Anthony Keith Pope.

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 2504 Sandy Dr, Nashville, TN 37216

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 28th day of **August, 2013.**

Keith Pope

Keith Pope

Shannon Aldridge Pope

Shannon Aldridge Pope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Keith Pope and Shannon Aldridge Pope**, 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 28th day of **August, 2013.**

KP SAP

Beverly Parham

Notary Public

BEVERLY PARHAM
NOTARY PUBLIC
STATE OF TENNESSEE
WEAKLEY CO. TN.

My commission expires: 11-19-14