NEW OWNER:

Vickie D. Cooper
Sharon D. Cooper
6009 Legend Drive
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0899

Map 150 Group 11-0 Parcel 300.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130080973 DEEDWARR
Recvd: 09/18/13 14:04 2 pgs
Fees:13.00 Taxes:425.50



20130918-0098462

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN CHRISTOPHER TOLSON AND LORI W. TOLSON** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **VICKIE D. COOPER, AND WIFE, SHARON D. COOPER** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 37, Belle Oaks Subdivision, as shown on plat of record in Plat Book 6900, Page 768, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to John Christopher Tolson, unmarried, by Warranty Deed from Commercial Federal Mortgage Corporation, dated July 30, 1992, and of record in Book 8693, Page 770, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 6009 Legend Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **September, 2013**.

JOHN CHRISTOPHER TOLSON

LORI W. TOLSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN CHRISTOPHER TOLSON AND LORI W. TOLSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 16th day of **September, 2013**.

NOTARY PUBLIC

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **115,000.00** .

AFFIANT

Sworn to and subscribed to before me 16th day of **September, 2013**.

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY