WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Maria D Gallegos Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria D. Gallegos-Martinez	Pinnacle Bank	162020A01100CO
(NAME)	(NAME)	
732 Hill Bennett Circle	150 3rd Ave S, Ste 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4095	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130100098 DEEDWARR
Recvd: 11/26/13 11:55 2 pgs
Fees:13.00 Taxes:451.40
20131126-0121368

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeffrey D. Cooper and wife, Jennifer Cooper**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Maria D. Gallegos-Martinez**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 11 on the Final Plat, 1st Revision of Section Two, Spencer Hill, of record in Instrument Number 201106020042167, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeffrey D. Cooper, a single man by Deed from Ole South Properties Inc., a Tennessee Corporation, dated 04/05/2012 and filed for record on 04/13/2012 in Instrument 201204130031938, Register's Office for Davidson County, Tennessee.
Jennifer Cooper joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per Plat Book 3700, Page 59, Plat Book 3700, Page 135, Instrument 201106020042167, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200705300064097, as amended of record in Instrument 201012130099002, said Register's Office.
Storm water Detention Agreement of record in Instrument 200608210102706, said Register's Office.
Subordination Agreement of record in Instrument 200901220005470, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 732 Hill Bennett Circle, Antioch, TN 37013-4095

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25th day of November, 2013.

Jeffrey D. Cooper

Jennifer Cooper

State of Tennessee
County of Wilson

Personally appeared before me Jeffrey D. Cooper and Jennifer Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of November, 2013.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122