WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.9.2014

(AFFIX SEAL)

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
John E. Agee	Peoples Home Equity	076090A03800CO
(NAME)	(NAME)	
108 Hilary Court	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140022616 DEEDWARR
Recvd: 04/03/14 14:55 2 pgs
Fees:13.00 Taxes:832.13
20140403-0027888

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, **Matthew Shea Cofer and wife, Miranda L. Cofer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John E. Agee and Kimberly B. Agee, Husband and Wife**, 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 Lot No. 38 on the Final Plat of Chandler Grove, of record in Plat Book 7900, page 802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew Shea Cofer and wife, Miranda L. Cofer by Warranty Deed and Irrevocable Durable Power of Attorney dated 05/28/2010 from Thomas W. Cooper and wife, Etta S. Cooper of record in Instrument 201006040043442, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 796 and Plat Book 7900, Page 802, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9480, Page 4, said Register's Office.

General Permit of record in Book 1104, Page 400, said Register's Office.

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 108 Hilary Court, Hermitage, TN 37076
(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 1st day of April, 2014.

Matthew Shea Cofer

Miranda L. Cofer

State of Tennessee
County of Wilson

Personally appeared before me Matthew Shea Cofer and Miranda L. Cofer, 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 1st day of April, 2014.

Notary Public
My Commission Expires: 9.17.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122