BILL GARRETT, Davidson County
Trans:T20140027626 DEEDWARR
Recvd: 04/23/14 10:06 2 pgs
Fees:13.00 Taxes:638.25

20140423-0034065

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140300031

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
16th day of APRIL, 2014

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| GARY ALLEN COOPER<br>2113 MARTHA AVE.<br>NASHVILLE, TN 37216 | Branch Banking and Trust Company<br>223 West Nash Street<br>Wilson, NC 27893 | 072-11-0-125.00 |

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, WE,

**JOHN ADAM LOFBOMM AND WIFE, YOUNGHAN LEE LOFBOMM**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**GARY ALLEN COOPER AND WIFE, GINGER FIELDS COOPER**

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. 147 on the Map showing subdivision of the Waters Place of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more particular description of said lot.**

**BEING the same property conveyed to John Adam Lofbomm, a married man, by Quitclaim Deed from Jessica Gayle Rau F/K/A Jessica Gayle Lofbomm, dated 8/15/13 and recorded 8/21/13 in Instrument No. 20130821-0088303; and being the same property previously conveyed to John Adam Lofbomm and wife, Jessica Gayle Lofbomm, by Warranty Deed from Harry E. Owen, Jr. and wife, Terry L. Owen, dated 4/27/05 and recorded 4/29/05 in Instrument No. 20050429-0048099, in the Register's Office of Davidson County, Tennessee.**
**The undersigned Younghan Lee Lofbomm, spouse of John Adam Lofbomm joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **2113 MARTHA AVE., 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, 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 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 16th day of APRIL, 2014.

John Adam Lofbomm

**JOHN ADAM LOFBOMM**

Young Han Lee Lofbomm

**YOUNGHAN LEE LOFBOMM**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Adam Lofbomm and wife, Younghan Lee Lofbomm, the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of APRIL, 2014.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014