| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 08/29/14 15:23 | 3 pgs |
| Fees:18.00 Taxes:477.30 | |
| **20140829-0079355** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of August, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Melissa R. Bogart, married and Judith Huffines, married as tenants in common with expressed rights of suvivorship | SunTrust Mortgage, Inc. | 076050159.00 |
| (NAME) | (NAME) | |
| 104 Ashley Cove | 401 Commerce Street, Ste 6100 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Twenty-Nine Thousand And No/100 Dollars ($129,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kyle Cooper, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa R. Bogart, married and Judith Huffines, married as tenants in common with expressed rights of suvivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 7, Ashley Place, as shown on plat of record in Plat Book 7900, page 123, corrected in Book 8307, page 239, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Kyle Cooper by Warranty Deed from Dennis J. Pepperack and wife, Daniela P. Pepperack dated September 21, 2007, of record in Instrument No. 20070926-0114637, Register's Office for Davidson County, Tennessee.

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.

File Number: MTJ-140679

unimproved ☐
This is improved ☒ property, known as 104 Ashley Cove, Hermitage, TN 37076

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 29th day of August, 2014.

Kyle Cooper by Jason Bunch, his Attorney in Fact

Jennifer Cooper by Jason Bunch, her Attorney in Fact

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kyle Cooper and Jennifer Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kyle Cooper and Jennifer Cooper as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Kyle Cooper and Jennifer Cooper for the purposes therein contained.

Witness my hand and official seal, ~~this the~~ 29th of August, 2014.

See attached

Notary Public

My Commission Expires: September 9, 2014

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 9, 2014

File Number: MTJ-140679

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jason Bunch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kyle Cooper and Jennifer Cooper as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Kyle Cooper and Jennifer Cooper for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2014.

Notary Public

My Commission Expires: September 9, 2014

(SEAL)




True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

