Davidson County	**DEEDWARR**
Recvd: 09/12/14 13:17	**3 pgs**
Fees:18.00 Taxes:961.63	
20140912-0083829	

12414

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $259,900.00

Affiant

Subscribed and sworn to before me, this 11 day of September 2014.

Notary Public
My commission expires: 12.18.17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

Address of New Owner: **Send Tax Bills to:** **Tax Information**

Sherry Gilliam Winecoff
2012 Traemoor Village Drive
Nashville TN 37209-0000

New Owner

1147070A04400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James C. Cobb and wife Hope R. Cobb hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sherry Gilliam Winecoff and Richard Winecoff, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 44 of The Townhomes of Traemoor Village as shown on Exhibit A-1 of the Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village of record in Instrument No. 20080808-0081934 Register's Office for Davidson County to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James C. Cobb and wife Hope R. Cobb by deed from Beazer Homes Corp of record in Instrument No. 20090130-0008258 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Matters appearing on plan of record in Instrument No. 20070607-0068258 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument NO. 20080808-0081934 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 2012 Traemoor Village Drive, Nashville, Tennessee 37209-0000

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 11 day of September, 2014.

James C. Cobb by Hope R. Cobb Attorney in fact
James C. Cobb, by Hope R. Cobb
His Attorney-in-fact

Hope R. Cobb
Hope R. Cobb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hope R. Cobb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of September, 2014.

Notary Public

AMY GROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 2/23/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of September, 2014, before me personally appeared Hope R. Cobb 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 James C. Cobb acknowledged that such person executed the same as the free act and deed of James C. Cobb.

Notary Public

AMY GROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires 2/23/15

FILE NO: 08416

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

