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

Davidson County	DEEDWARR
Recvd: 12/18/14 13:59	3 pgs
Fees:18.00 Taxes:518.00	
20141218-0115996	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Alan D. Cooper
Affiant

Subscribed and sworn to before me, this 18th day of December 2014.

Notary Public
My commission expires: January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Alan D. Cooper	Same	188100A10300CO
1431 Winding Creek Dr.		
Nolensville TN 37135		

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 Franklin Synergy Bank hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Alan D. Cooper and wife Lisa A. Cooper 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:

Land in Davidson County, Tennessee being Lot No. 103 on the plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, as of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the property conveyed to Franklin Synergy Bank by Substitute Trustee's Deed dated April 16, 2014 from J. Timothy Street, as Successor Trustee of record in Instrument No. 20140417-0032330, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Carothers Crossing, Phase 2, Section 2, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee 3) Covenants Conditions Restrictions and Agreements, including the agreements to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Carothers Crossing of record in Instrument No. 20070627-0076581 and amended in Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee. 4) Restrictions of record in Instrument No. 20070627-0076582 and supplemental declaration of record in Instrument No. 20070821-0099817, 20070821-0099818 and amended in Instrument No. 20080515-0049892, Register's Office for Davidson County, Tennessee. 5) Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20070703-0079178 6) Easement for pipeline of record in Book 4588, page 484 7) Storm Water Detention Agreement of record in Instrument No. 20070702-0078659 8) Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057

This property is improved property known as 1431 Winding Creek Dr., Nolensville, Tennessee 37135

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 18 day of December, 2014.

Franklin Synergy Bank

BY: _____

J. Myers Jones, III, Exec. Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, J. Myers Jones, III, with whom I am personally acquainted, and who acknowledged themselves to be the Exec. Vice President of Franklin Synergy Bank, the within named bargainor, a corporation, and as such Exec. Vice President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Franklin Synergy Bank.

Witness my hand, at Brentwood, Tennessee, this 18 day of December, 2014.

_____

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08569

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County