BILL GARRETT, Davidson County
Trans:T20150018436 DEEDWARR
Recvd: 03/13/15 11:35 2 pgs
Fees:13.00 Taxes:518.00
20150313-0021770

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-24727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 11th day of March, 2015.

Notary Public

My commission expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLES COOPER	**SWBC MORTGAGE CORPORATION**	**08607004700**
1100 JACKSONS VALLEY RD	**9311 SAN PEDRO AVE., #100**	
HERMITAGE, TN 37076	**SAN ANTONIO, TX 78216**	

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 ACKNOWLEDGE, WE,

LYNDA S. BASS, A SINGLE WOMAN

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

CHARLES COOPER, AN UNMARRIED MAN

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. 31, ON THE PLAN OF PHASE I, SECTION TWO, JACKSON'S RETREAT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 334-335, AS AMENDED IN BOOK 5972, PAGE 96, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LYNDA S. BASS, A SINGLE WOMAN, BY WARRANTY DEED FROM JAMES M. BISHOP AND EMILY M. BISHOP, HUSBAND AND WIFE, DATED 12/02/2013 AND RECORDED ON 12/04/2013 IN INSTRUMENT NUMBER 20131204-0123515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1100 JACKSONS VALLEY RD, 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, have a good right to convey it and the same in 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 my/our hand(s) this 11th day of March, 2015.

Lynda S. Bass
LYNDA S. BASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LYNDA S. BASS, , the within named Grantor(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, at office, this 11th day of March, 2015.

Elizabeth Maison
Notary Public

My Commission Expires: 02-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY