WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150044305 DEEDWARR
Recvd: 06/05/15 10:12 2 pgs
Fees: 12.00 Taxes: 0.00
20150605-0052782

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-2-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Latamara D. Troutt	Peoples Home Equity	052K-A-17.01
(NAME)	(NAME)	
4857 Everest Drive	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nick Cooper and Jaime Cooper, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Latamara D. Troutt, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Land located in Wilson County, State of Tennessee, described as follows, to-wit: Being Lot No. 73 on the Plan of Sherwood Forest, Section 3, of record in Plat Book 12, Page 27, Register's Office for Wilson County, Tennessee and Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Nick Cooper and Jaime Cooper, husband and wife by Warranty Deed dated 01/19/2015 from Marie A. Alford, individually and Marie A. Alford, Trustee of the Clifton Alford, Jr., and Marie A. Alford Joint Revocable Living Trust Agreement UAD Feb. 2, 1995 of record on January 23, 2015 in Book 1625, Page 1700, Register's Office for Wilson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 4460, Page 81 and Plat Book 12, Page 27; (2) Restrictions of record in Book 4465, Page 184, as amended of record in Book 4482, Page 427, as amended of record in Book 4593, Page 690, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4857 Everest Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 29 day of May, 2015.

Nick Cooper

Jaime Cooper

State of Tennessee
County of Wilson

Personally appeared before me Nick Cooper and Jaime Cooper, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BK/PG: 1644/1434-1435
15553764

2 PGS:AL-DEED	
DARLA BATCH: 316056	
06/02/2015 - 10:00 AM	
VALUE	167500.00
MORTGAGE TAX	0.00
TRANSFER TAX	619.75
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	632.75

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS