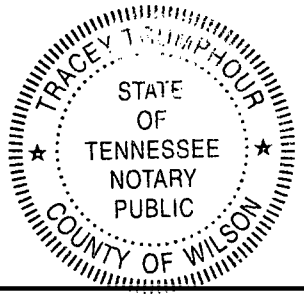
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Billy J. Carpenter	Regions Bank dba Regions Mortgage	075110A05800CO
(NAME)	(NAME)	
1617 Pakenhams Retreat	2050 Pkwy Office Cir	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(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, **Freeman M. Cooper III and Dorothy Ouzts-Cooper, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Billy J. Carpenter and Melissa W. Carpenter, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 35, on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Freeman M. Cooper, III and Dorothy Ouzts, both unmarried by Warranty Deed from Frank Batson Homes, Inc., dated 5/25/2001, recorded 5/29/2001 of record in Instrument No. 20010529-0055273, in the Register's Office for Davidson County, Tennessee. The said Freeman M. Cooper, III and Dorothy Ouzts having since married. The said Dorothy Ouzts is now know as and one and the same as Dorothy Ouzts-Cooper.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 525; (2) Covenants, conditions, easements and restrictions of record in Book 10337, Page 102, Declaration of Annexation of record in Book 11029, Page 414; (3) By-Laws of Heritage Meadows Owners Association of record in Book 10337, Page 123; (4) Easement contained on Deed of Conveyance of record in Book 11497, Page 601, in the Register's Office for Davidson County, Tennessee.

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 Pakenhams Retreat, Hermitage, TN 37076
(Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150053105 DEEDWARR
Recvd: 07/01/15 13:21 2 pgs
Fees:13.00 Taxes:865.80

20150701-0063732

File No.: 01288-26509
SMG TN Warranty Deed

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/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), their 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 29th day of June, 2015.

Freeman M. Cooper III

Freeman M. Cooper III

Dorothy Ouzts Cooper

Dorothy Ouzts-Cooper

State of Tennessee
County of Wilson

Personally appeared before me Freeman M. Cooper III and Dorothy Ouzts-Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public

My Commission Expires: 5/3/16

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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