WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150055729 DEEDWARR
Recvd: 07/09/15 15:20 2 pgs
Fees: 13.00 Taxes: 795.50
20150709-0066928

R-VRES-15-2077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 6, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blake G. Bohanan and Kayla E. Smith	Greentree Mortgage Compan	
(NAME)	(NAME)	
2077 Stanford Village Way	2 Eastwick Dr. Suite 300	**173-11-0A-053.00-C O**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Gibbsboro NJ 08026	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AMY RUTH COOKE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BLAKE G. BOHANAN AND KAYLA E. SMITH,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 24 on the Plan of Section Two, Stanford Village, RS10 Cluster Development of record in Plat at Instrument No. 20010226-0017614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Beauchamp, unmarried by Warranty deed from Sharon C. Hurt and husband, John E. Hurt of record in Instrument No. 20091029-0099939 Register's Office for Davidson County, Tennessee, dated October 26, 2009 and recorded on October 29, 2009. The said Amy Beauchamp having since married and now being known as Amy Ruth Cooke.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Instrument No. 20010226-0017614, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20000203-0011283 amended and restated in Instrument No. 200002280019107, as amended in Instrument No. 200003010020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 200002170016311, in the Register's Office for Davidson County, Tennessee.
- Charter of Stanford Village Homeowner's Association, Inc. of record in Instrument No. 200002170016310, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2077 Stanford Village Way , Antioch, Tennessee 37013**.

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; 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 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 the 30th DAY OF JUNE, 2015.

Amy Ruth Cooke

Larry Lee Cooke, II

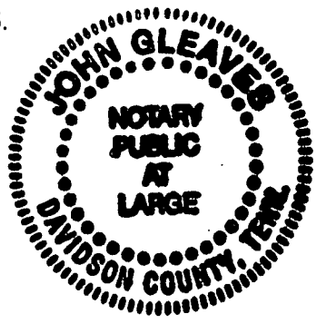
The said Larry Lee Cooke, II, spouse of Amy Ruth Cooke, joins herein to convey any and all marital interest he may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY RUTH COOKE, the within named bargainor, 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 and official seal, this the 30 of June, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

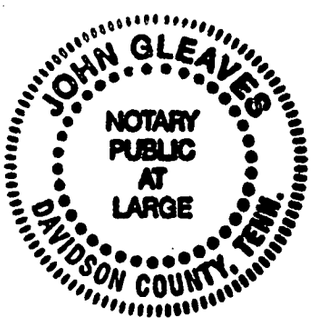


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY LEE COOKE, II, the within named bargainor, 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 and official seal, this the 30 of June, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212