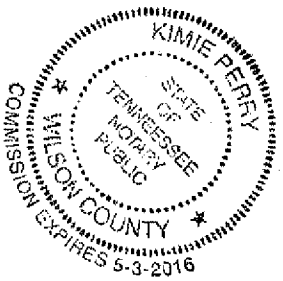
Transfer taxes for this conveyance were paid in the county of Wilson Book 1625, Page 1700

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(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
Nick Cooper	Nick Cooper	052K A 017.01
(NAME)	(NAME)	
2167 Quarry Road	2167 Quarry Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/03/15 13:31 4 pgs
Fees:22.00 Taxes:0.00
20150803-0076471

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, I, **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**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nick Cooper and Jaime Cooper, husband and wife**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land 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 Marcia L. Alford and Clifton Alford, Jr. and wife Marie A. Alford, Trustees U/A/D by Transfer dated 04/30/1996 from Mart W. Dowden and wife, Mary C. Dowden of record in Deed Book 446, Page 226, Register's Office for Wilson County, Tennessee and Instrument Number 20030506-0059798, Register's Office of Davidson County, Tennessee. The said Marcia L. Alford having since died on October 13, 2014 and the said Clifton Alford, Jr. having since died on December 3, 2001, both leaving Marie A. Alford as sole surviving tenant by the entirety as to her individual status and as sole trustee for The Clifton Alford, Jr. and Marie A. Alford Joint Revocable Living Trust Agreement UAD Feb. 2, 1995.

This conveyance is subject to: (1) All matters as set forth per Plat Book 12, Page 27, said Register's Office of Wilson County, Tennessee; (2) County of **Wilson** taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

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)

File No.: 01291-11768
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), his 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), his 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 19th day of January, 2015.

Marie A. Alford, Individually

THE CLIFTON ALFORD, JR. AND MARIE A. ALFORD JOINT REVOCABLE LIVING TRUST AGREEMENT UAD FEB. 2, 1995

Marie A. Alford
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie Alford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of January, 2015.

Notary Public
My Commission Expires: 5-3-2016

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

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marie A. Alford with whom I am personally acquainted and who proved himself/herself to be the Trustee of THE CLIFTON ALFORD, JR. AND MARIE A. ALFORD JOINT REVOCABLE LIVING TRUST AGREEMENT UAD FEB. 2, 1995, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of January, 2015.

Notary Public
My Commission Expires: 5-3-2016

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

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), his 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), his 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 19th day of January, 2015.

Marie A. Alford
Marie A. Alford, Individually

THE CLIFTON ALFORD, JR. AND MARIE A. ALFORD JOINT REVOCABLE LIVING TRUST AGREEMENT UAD FEB. 2, 1995

Marie A. Alford Trustee
Marie A. Alford
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie Alford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of January 2015.

Notary Public
My Commission Expires: 5-3-2016

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

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marie A. Alford with whom I am personally acquainted and who proved himself/herself to be the Trustee of THE CLIFTON ALFORD, JR. AND MARIE A. ALFORD JOINT REVOCABLE LIVING TRUST AGREEMENT UAD FEB. 2, 1995, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of January 2015.

Notary Public
My Commission Expires: 5-3-2016

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

BK/PG:1625/1700-1702
15544104

3 PGS : DEED	
JACQUE DILLARD 907304 - 15544104	
01/23/2015 - 11:31 AM	
VALUE	80000.00
MORTGAGE TAX	0.00
TRANSFER TAX	296.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	319.00

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

File No.: 01291-11768
SMG TN Warranty Deed

True Copy Certification

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

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

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

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY