File No. 155155

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/15 15:58 3 pgs
Fees:18.00 Taxes:1266.14
20150810-0079948

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/18/19

(AFFIX SEAL)

TRACI PULLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Brad C. Hone	Farmington Mortgage, a division of CapStar Bank	098-13-0C-128.00
(NAME)	(NAME)	
1836 Kaylee Meadow Ln	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37215	
(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, I/WE **LEWIS COOPER AND WIFE, MISTY COOPER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRAD C. HONE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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. 109 on the Plan of Phase Four, Section Three, The Meadows of Seven Points, as of record in Instrument Number 20040921-0113530, and Surveyor's Certificate of Correction in Instrument Number 20041019-0125550, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lewis Cooper and wife, Misty Cooper by Warranty Deed from Richard L. Strube and wife, Pamela D. Strube, dated March 3, 2006 and recorded March 20, 2006 in Instrument Number 20060320-0031561, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; All matters appearing on the Plan of record in Instrument Number 20040921-0113530, and Surveyor's Certificate of Correction in Instrument Number 20041019-0125550, said Register's Office; Declaration of Covenants, Conditions and Restrictions for The Meadows at Seven Points of record in of record in Book 11670, Page 822 and By-Laws appended thereto at Page 837, said Register's Office; Charter of Incorporation of Seven Points Homeowners' Association, Inc., of record in Instrument Number 20000322-0028986, said Register's Office; Conveyance of

common area to Seven Points Homeowners' Association, Inc., of record in Instrument Number 20090107-0001612, Register's Office; Storm Water Detention Agreements in Book 11681, Page 411 and Instrument Number 20030922-0139925, said Register's Office; Access and Maintenance Easement in Book 11738, Page 736, said Register's Office; Dedication of Easement in Instrument Number 20050225-0020974, said Register's Office; and, all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 1836 Kaylee Meadow Ln, Hermitage, Tennessee 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 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 10th day of August, 2015.

Lewis Cooper

Misty Cooper

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named LEWIS COOPER AND MISTY COOPER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of August, 2015.

Commission expires: 3/18/19

Notary Public

TRACY PELEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, Dolly T. Peay, 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.

Signature

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly T. Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: 08/27/2018

TIFFANY L. SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY