record 1st

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099594 DEEDWARR
Recvd: 11/23/15 14:26 2 pgs
Fees:13.00 Taxes:617.90
20151123-0118750

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Charles Chadwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-8-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vincent Lopes	Churchill Mortgage Corporation	075120F09400CO
(NAME)	(NAME)	
735 Tulip Grove Road, Unit 349	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Justin T. Cotton and wife, Jennifer L. Cotton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vincent Lopes and Rachel Newton Lopes, husband and wife, hereinafter called the Grantees, 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 94, aka Unit 349, TULIP COVE TOWNHOMES, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Justin T. Cotton and Jennifer L. Cotton, husband and wife by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company, recorded on the 1st day of May, 2009 in Instrument No. 20090501-0039963, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 735 Tulip Grove Road, Unit 349, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16th day of November, 2015.

Justin T. Cotton

Jennifer L. Cotton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin T. Cotton and Jennifer L. Cotton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public,

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY