WARRANTY DEED

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEIL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
David Thomas Cobb	SWBC	087-01-0A0074.00-CO
(NAME)	(NAME)	
788 Old Lebanon Dirt Road	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio TX 78216	
(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, **Frank Courreges, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David Thomas Cobb, a married man**, hereinafter called the GRANTEE(S), 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 all of Lot No. 148 on the Plan of Section 1A, Chesney Glen, R15 Residential P.U.D., of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frank Courreges, unmarried by Warranty Deed from James Everette Binkley, Richard Neil Binkley, Mary Ann Binkley Burton, Demetrias J. Binkley, Winnie Lou Binkley, Raymond A. Binkley, Lorie M. King, Amy L. Binkley and Charles Leslie Binkley, dated 08/31/2010, recorded 09/14/2010, of record in Instrument No. 20100914-0072914, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10278, Page 279, First Amendment of record in Book 10449, Page 215, Second Amendment of record in Book 10449, Page 217, Third Amendment of record in Book 10640, Page 944, Warranty Deed of record in Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Boundary Plat of record in Book 9700, Page 215, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee. Appendix C Stormwater Detention Agreement of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Book 10420, Page 356, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160038673 DEEDWARR
Recvd: 05/10/16 08:56 2 pgs
Fees: 13.00 Taxes: 869.50

20160510-0046096

File No.: 01288-31067
SMG TN Warranty Deed

Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Boundary Plat of record in Book 9700, Page 215, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee. Appendix C Stormwater Detention Agreement of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Book 10420, Page 356, 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 788 Old Lebanon Dirt Road, 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 GRANTEE(S), 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), 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 hand this 6th (2nd) day of May, 2016.

Frank Courreges

State of Tennessee
County of Wilson

Personally appeared before me Frank Courreges, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th (2nd) day of May, 2016.

Notary Public Tracey Trumphour - MJ Kimie Perry
My Commission Expires: 2-22-20

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

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