16-1-226

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160043023 DEEDWARR
Recvd: 05/23/16 12:16 2 pgs
Fees:13.00 Taxes:1452.25
20160523-0051325

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 8/3/2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$392,500.00.**

Affiant

Subscribed and sworn to before me this 20 day of May, 2016

Notary Public

My Commission expires:

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian L. Cooper	New Owner - Brian Cooper	116-08-0-125.00
110 Lynnwood Terrace	110 Lynnwood Terrace	
Nashville, TN 37205	Nashville TN 37205	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeff Ha and spouse, Sengdao Ha**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian L. Cooper and wife, Valerie L. Cooper** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Block "C" Woodmont Lane Homesites of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeff Ha and spouse, Sengdao Ha from Gary Abbagnaro, married by Warranty Deed on October 23, 2007, of record in Instrument Number 20071026-0126639, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4006 Auburn Lane, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 20, 2016.

Jeff Ha

Sengdao Ha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeff Ha and Sengdao Ha** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 20, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY