Name & Address of New Property & Send Tax Notice to: TODD COOPER
7767 Lynnle Way, Hixon, TN 37343

Map: 52; Group: 9; Parcel: 87.00

Davidson County DEEDWARR
Recvd: 07/11/16 15:51 3 pgs
Fees:18.00 Taxes:333.00
20160711-0070938

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

William L. James
Affiant

Subscribed & sworn to before me this 7 day of July, 2016

Notary Public

My Commission Expires: 11/16/19

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY *THOUSAND and NO/100 DOLLARS, ($90,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, I, **WILLIAM L. JAMES**, a single person, have bargained and sold and by these presents do transfer and convey unto **TODD COOPER**, a married man, his heirs and assigns, the following described tract or parcel of land located and situated in the Davidson County, Tennessee, as follows:

BEING Lot No. 11 on the Plan of Montague Park, as of record in Book 421, page 141, Register' Office for Davison county, Tennessee. Said Lot No. 11 fronts 100 feet on the northeasterly side of Grapevine Avenue and runs back between parallel lines 187.5 feet to a dead line.

BEING the same property vested in William L. James, by deed from Nationstar Mortgage, LLC, of record in Instrument Number 20120410-0030551, Register's Office for Davidson County, Tennessee.

Possession: Date of deed
2016 taxes prorated.

This conveyance is subject to such matters as shown on the plat of record in Plat Book 421, Page 141, Register's Office for Davidson County, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **TODD COOPER**, his heirs and assigns, forever. I

Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, TN

covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said **TODD COOPER**, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 7 day of July, 2016.

WILLIAM L. JAMES

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **WILLIAM L. JAMES**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 7 day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 11/16/18

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

WD-William James

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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, 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.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

