WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

P-BHH-16-2210-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bruce Cokeroft, III	Bruce Cokecroft, III	
(NAME)	(NAME)	**163-07-0A-101.00-CO**
2210 Dale View Drive	2311Farrington Place	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2291	Antioch, TN 37013	
(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 consideration, the receipt of which is hereby acknowledged, **CASSANDRA ANTES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE COKEROFT, III, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 101 on the Plan of Final Plat Ridgeview UDO, Phase One of record in Plat at Instrument No. 20080312-0025065, amended in Instrument No. 20080603-0056596, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cassandra Antes, married by Warranty deed from Weldon Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20081020-0104897 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 20, 2008 and Affidavit of Scriveners Error recorded on January 21, 2009, of record in Instrument No. 20090121-0005034.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20080312-0025065, as amended in Instrument No. 20080603-0056596;
- Covenants, Conditions and Restrictions of record in Instrument No. 20080512-0048644, as amended in Instrument Nos. 20120619-0053771 and 20140825-0077255;
- Easements for Sanitary Sewers and/or Storm Drainage of record in Book 6764, Page 706 and Book 8757, Page 832;
- Stormwater Detention Agreement of record in Instrument Nos. 20060809-0097641 and 20090922-0088019;
- Application for Greenbelt Assessment-Forest of record in Book 10715, Page 499;
- Grant of Easement of record in Instrument No. 20090316-0023090;
- Declaration of Reciprocal Easement Agreement with Covenants and Restrictions of record in Instrument No. 20081203-0117279;
- Stormwater Detention Agreement with Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20060809-0097641;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20081120-0114320;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20081120-0114360;
- Final Plat of the Shoppers at Ridgeview Planned Unit Development of record in Instrument No. 20081222-0121715;
- Final Plat of the Shoppers at Ridgeview Planned Unit Development of record in Instrument No. 20081222-0121716, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20160072963 DEEDWARR
Recvd: 08/22/16 10:39 2 pgs
Fees:13.00 Taxes:573.50
20160822-0087423

This is **improved** property known as: **2210 Dale View Drive , Antioch, Tennessee 37013-2291**.

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 the 17th DAY OF AUGUST, 2016.

Cassandra Antes

Joshua Tyler Antes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASSANDRA ANTES and JOSHUA TYLER ANTES, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212