STATE OF Tennessee
COUNTY OF Davidson

Davidson County	DEEDWARR
Recvd: 08/30/16 09:51	3 pgs
Fees:18.00 Taxes:599.40	
20160830-0090527	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2016.

Notary Public
MY COMMISSION EXPIRES: 4-24-18
File No. 16-5998D

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

1655252

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sheri A. Hopey and Michael J. Hopey, wife and husband (NAME)	Movement Mortgage, LLC (NAME)	053 6 B 022.00 CO
2212 Riverway Drive (STREET ADDRESS)	841 Seahawk Circle (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert A. Cook and Margaret R. Cook, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheri A. Hopey and Michael J. Hopey, wife and husband**, 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 No. 233 on the plan of WATERFORD, PHASE 2, as shown by plat of record in Plat Book 7900, Page 412-413, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert A. Cook, a single person, and Margaret R. Marks, a single person from Federal Home Loan Mortgage Corporation, by Special Warranty Deed dated July 17, 2009, as Instrument No. 20090821-0078960, in the Register's Office for Davidson County, Tennessee.

Margaret R. Marks, having since married and is now known as Margaret R. Cook.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 7463, page 294; Book 8694, page 216; Book 8699, page 462: Book 9432, page 988; and Book 9530, page 185, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 412-413, and Boundary Plat in Book 6900, page 540, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 8711, page 701, Register's Office for Davidson County, Tennessee.
4. Common Area conveyed to Homeowner's Association of record in Book 8715, page 590, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 8715, page 583, and Instrument No. 20090309-0020515, Register's Office for Davidson County, Tennessee.
6. Right-of-Way Easement as recorded in Book 2024, page 225, Register's Office for Davidson County, Tennessee.
7. Sewer Easement as recorded in Book 1717, page 30, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Robert A. Cook is signed by his/her duly appointed Attorney-in-fact Margaret R. Cook, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

This is improved property, known as 2212 Riverway Drive, Old Hickory, TN 37138.

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. Whenever 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 26th day of August, 2016.

ROBERT A. COOK

By: o Robert A Cook by Margaret R Cook atty in fact
Margaret R. Cook, Attorney-in-Fact — August 26, 2016 Date

Margaret R Cook f/k/a Margaret R. Marks
Margaret R. Cook f/k/a Margaret R. Marks — August 26, 2016 Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Margaret R. Cook f/ka/ Margaret R. Marks, the bargainor(s), 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 26th day of August, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-21-18

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Margaret R. Cook, Attorney-in-Fact for Robert A. Cook, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of August, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith