28812-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082405 DEEDWARR
Recvd: 09/20/16 12:08 2 pgs
Fees:13.00 Taxes:654.90
20160920-0098856

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$177,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2016.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Britton L. Nosbisch	**U.S. Bank National Association**	**Map 052-09-0 Parcel 087.00**
411 Grapevine Avenue	**P.O. Box 20005**	
Madison, TN 37115	**Owensboro, KY 42304-0005**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Todd Cooper, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Britton L. Nosbisch, a single man

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. 11 on the Plan of Montague Park, of record in Book 421, Page 141, Register's Office for Davidson 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 No. 20120410-0030551, Register's Office for Davidson County, Tennessee, and further conveyed to Todd Cooper, a married man, by Deed dated July 7, 2016 from William L. James, a single person, of record in Instrument No. 20160711-0070938, Register's Office for Davidson County, Tennessee.

This property is not now nor ever has been the principal residence of the Grantor or the Grantor's spouse.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Plat Book 421, Page 141, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Current Taxes prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **411 Grapevine Avenue, Madison, TN 37115**

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 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. 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 **19th** day of **September, 2016.**

Todd Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Todd Cooper,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **September, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17