Davidson County DEEDWARR
Recvd: 11/22/16 08:33 3 pgs
Fees:18.00 Taxes:739.63
20161122-0122967

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-161000562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$199,900.00

Susan B. Cooper, Robert J. Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
18th day of November, 2016

Melanie E Smith
Notary Public

MY COMMISSION EXPIRES: October 29, 2019

MELANIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON
My Commission Expires October 29, 2019

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Smolenski **4769 Cascade Drive** **Old Hickory, TN 37138**	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	**064-12-0-028.00**

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 HEREBY ACKNOWLEDGED, WE,

Susan B. Cooper and husband, Robert J. Cooper

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

Jennifer M. Smolenski

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. 319 on the Plan of Sherwood Forest, Section Four, of record in Plat Book 4460, Pages 182 and 183, and amended in Book 4978, Page 642, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Susan B. Cooper by Quitclaim Deed from Robert J. Cooper and wife, Susan B. Cooper, dated 9/30/10 and recorded 10/5/10 in Instrument Number 20101005-0079515; and the same property previously conveyed to Robert J. Cooper and wife, Susan B. Cooper by Warranty Deed from Karl W. Dieckmann and wife, Marga (incorrectly spelled Marge) S. Dieckmann, dated 1/14/87 and recorded 1/15/87 in Book 7108, Page 431, Register's Office for Davidson County, Tennessee.

The undersigned Robert J. Cooper spouse of Susan B. Cooper joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4769 Cascade 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. 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 18th day of November, 2016.

Susan B Cooper

Susan B. Cooper

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan B. Cooper 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. Susan B. Cooper and Robert J. Cooper

Witness my hand and official seal at Washington County, Tennessee, this 18th day of November, 2016.

Commission Expires: October 29, 2019

Melanie Smith
Notary Public

MELANIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON

My Commission Expires
October 29, 2019

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

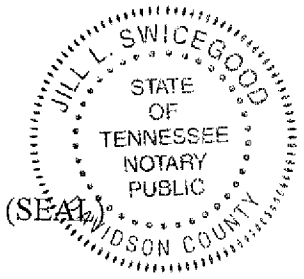
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018