Davidson County DEEDWARR Recvd: 01/09/17 14:55 3 pgs Fees:18.00 Taxes:838.05 **20170109-0002457**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $226,500.00 Affiant Subscribed and sworn to before me, this 3rd day of January, 2017. Notary Public My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

33379

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Elizabeth Smith **5325 Village Way** **Nashville, TN 37211**	**Farmington Mortgage** **2002 Richard Jones Road** **Suite 300A** **Nashville, TN 37215**	**161100A05900CO**

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 ACKNOWLEDGE, WE,

Jordan Cooper and Cory Cooper, both unmarried individuals

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

Rachel Elizabeth Smith, an unmarried woman

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 78, PHASE 1, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 5200, Page 613 (**erroneously referred to as 612 in Deeds of Acquisition**), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jordan Cooper and Cory Cooper by Warranty Deed dated July 20, 2016 from Teresa A. Meadows and Edward D. Meadows, as recorded on the 22nd day of July, 2016 in Instrument No. 20160722-0075994, Register's Office for Davidson County, Tennessee.

Said property was never the primary residence of the sellers.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. State, county, and city taxes for the year 2017 and subsequent years, which have been assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, VILLAGES OF BRENTWOOD, as recorded in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6143, Page 11 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee.
4. Charter of Villages of Brentwood Homeowners Association recorded in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6730, Page 508, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Overhead or Underground Utility Lines as set forth in instrument recorded in Book 6334, Page 980, Register's Office for Davidson County, Tennessee.

7. Conveyance of Common Area recorded in Book 9718, Page 624, Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance for Sanitary Sewer recorded in Book 6897, Page 116, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5325 Village Way, Nashville, TN 37211.

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 in 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 3rd day of January, 2017.

Jordan Cooper

Cory Cooper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jordan Cooper and Cory Cooper, the within named Grantor(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, at office, this 3rd day of January, 2017.

Notary Public

My Commission Expires: 8/18/18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

