BILL GARRETT, Davidson County
Trans:T20170015700 DEEDWARR
Recvd: 02/22/17 12:35 2 pgs
Fees:13.00 Taxes:647.50
20170222-0017853

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 21st day of February, 2017.

Notary Public

My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heather L. Smith	**Success Mortgage Partners**	**05303008200**
1401 Bryan Street	**1200 S Sheldon Ste 150**	
Old Hickory, TN 37138	**Plymouth, MI 48170**	

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,

Mary Catherine Cooper, unmarried and Anthony Facello, unmarried

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

Heather L. Smith, a single 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 172 on the Plan of Section 'C', Villages of Old Hickory of record in Book 1424, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Catherine Cooper and Anthony Facello husband and wife, from U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Special Warranty Deed dated September 7, 2016, of record in Instrument No. 20160912-0095885, Register's Office for Davidson County, Tennessee. Mary Catherine Cooper and Anthony Facello erroneously took title as husband and wife.

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 1401 Bryan Street, 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 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 21st day of February, 2017.

Mary Catherine Cooper by Anthony Facello, Attorney in Fact
Mary Catherine Cooper by Anthony Facello, Attorney in Fact

Anthony Facello
Anthony Facello

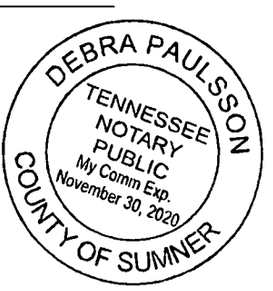
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Anthony Facello, 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 21st day of February, 2017.

Notary Public

My Commission Expires: 11-30-2020



STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anthony Facello, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Mary Catherine Cooper, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book ★, Page ★, in said Register's Office. ★ 20170222-0017852

Witness my hand and official seal at office, this 21st day of February 2017

Notary Public

My Commission Expires: 11-30-2020

