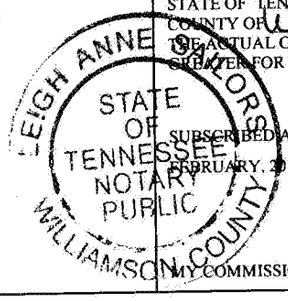
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/17 14:28 3 pgs
Fees:18.00 Taxes:1324.60
20170224-0018822



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $358,000.00

Kathy D. Barker
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF FEBRUARY, 2017.

Leigh Anne Seilson
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-11-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-2945B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John P. Jacoby and Taylor D. Jacoby	Franklin American Mtg.	186-04-0A-150.00-CO
7613 Kemberton Drive East	6100 Tower Cr., St 600	
Nolensville, TN 37135	Franklin, tn 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ERIK L. COOPER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN P. JACOBY AND WIFE, TAYLOR D. JACOBY

HEREINAFTER CALLED THE GRANTEE(S), 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. 288 on the Plan of Final Plat of Burkitt Place, Phase 2G of record in Plat at Instrument No. 20070514-0057216, and Instrument No. 20070628-0077531 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erik L. Cooper, an unmarried man by Special Warranty deed from Dress Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20090709-0064133 Register's Office for Davidson County, Tennessee, dated June 30, 2009 and recorded on July 09, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Burkitt Place in Instrument No. 20060306-0025388 as amended in Instrument No. 20070202-0014304 and supplemental Declaration recorded in Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas of record in Instrument No. 20071220-0145868, Register's Office for Davidson County, Tennessee.

Assignment of Developers Rights of record in Instrument No. 20120106-0001500, in the Register's Office for Davidson County, Tennessee.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

Right of Way Easement to United Telephone Company of record in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20060427-0048083 and Instrument No. 20050706-0077438, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage, Water Main, Pumps & Appurtenances Easement of record in Book 3678, Page 723, Instrument No. 20050908-0108101 and Instrument No. 20070724-0087694, Registers Office for Davidson County, Tennessee.

Warranty Deed to Slate of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, Page 273, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070724-0087659, Registers Office for Davidson County, Tennessee.

Right of Way Easement of record in Instrument No. 20061109-0139669, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 7613 Kemberton Drive East, Nolensville, TN 37135

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 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 hand on the 17th day of February, 2017.

Erik L. Cooper by _____, Attorney in Fact

Erik L. Cooper

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Erik L. Cooper, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Erik L. Cooper.

Witness my hand and official seal, this 17th day of February, 2017.

_____
Notary Public

My Commission Expires: 10-29-19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-2945B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

