BILL GARRETT, Davidson County
Trans: T20170029408 DEEDWARR
Recvd: 04/07/17 09:42 2 pgs
Fees: 13.00 Taxes: 906.50

20170407-0034088

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

MST 2017-0395

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharry Sanderson	Churchill Mortgage	141-07-0B-016.00-CO
(NAME)	(NAME)	
217 Roslyn Court	7101 Old Hickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Karen M. Cooper and Andrew Cooper, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharry Sanderson, 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 Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Somerset Farms of record in Plat Book 7900, Page 357, 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 Karen M. Cooper and Andrew C. Cooper, as joint tenants with right of survivorship by Quitclaim deed from Karen M. Cooper of record in Instrument No. 20130419-0039314 Register's Office for Davidson County, Tennessee, dated April 11, 2013 and recorded on April 19, 2013. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 217 Roslyn Court Nashville, Tennessee 37221.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 357, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, Book 9383, Page 526, Book 9662, Page 869, Book 10190, page 182, Book 10410, Page 89, and Book 11433, Page 936, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of Somerset Farms Homeowners Association of record in Book 7382, Page 225, Book 7820, Page 608, Book 8235, Page 521, and Book 8584, Page 20, in the Register's Office for Davidson County, Tennessee. Quit

Claim Deed for common areas to Somerset Farms Homeowners Association of record in Book 9101, Page 667, in the Register's Office for Davidson County, Tennessee. All matters shown on Plat recorded in Book 7900, Page 327, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 8556, Page 25, in the Register's Office for Davidson County, Tennessee. Conveyance of Open Space of record in Instrument Number 20001218-0123912, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 217 Roslyn Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 5 DAY OF April, 2017.

Karen M. Cooper by Yvette Meldrum as her attorney-in-fact

Karen M. Cooper By Yvette Meldrum, as her Attorney-in-Fact

Andrew Cooper by Yvette Meldrum as his attorney-in-fact

Andrew Cooper By Yvette Meldrum, as his Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Karen M. Cooper and Andrew Cooper, as joint tenants with right of survivorship, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Karen M. Cooper and Andrew Cooper, as joint tenants with right of survivorship, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in * _____ Register's Office of Davidson County, Tennessee.

* Instrument No. 20170407-0034086

* Instrument No. 20170407-0034087

Witness my hand and official seal, this the 5 day of April, 2017.

Amelia Swanson

Notary Public

My Commission Expires: 5/27/2019

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County