RECORDING INFORMATION

Davidson County DEEDWARR
Recvd: 05/17/17 15:34 3 pgs
Fees:18.00 Taxes:1147.00
20170517-0049097

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $310,000.00.

Affiant

Sworn to and subscribed before me this 17th day of May, 2017.

Notary Public

My Commission Expires: 3/4/2020

(SEAL)

JEFFREY J BURROW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Janet E. Cooper 5405 Windypine Drive Nashville, TN 37211	James Ronald Cooper 217 White Court Nashville, TN 37211	172-03-0A-112.00-CO

This Indenture is made on the 17th day of May, 2017, by and between **MICHAEL CAMPBELL AND WIFE, MAYA ILIEVA CAMPBELL** ("Grantor"), and **JANET E. COOPER, AN UNMARRIED WOMAN**("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page (s) 498 and 499, 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 Michael Campbell and wife, Maya Ilieva Campbell by Warranty deed from Sam Martin and wife, Sharon Martin of record in Instrument No. 20110310-0019201 Register's Office for Davidson County, Tennessee, dated February 25, 2011 and recorded on March 10, 2011.

This is improved property known as 5405 Windypine Drive , Nashville, TN 37211.

This conveyance is being made subject to:

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

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 498 and 499, Register's Office for Davidson County, Tennessee.

3. Subject to all matters on Boundary Plat of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, Page 109 and amended in Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, and Book 8634, Page 224, as re-recorded in Book 8643, Page 675, Register's Office for Davidson County, Tennessee.

5. Charter for the Woodlands Homeowners Association, Inc. of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.

6. Dedication of the Common Area of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance of record in Book 8541, Page 225; Book 8541, Page 230 and Book 8541, Page 235, in the Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 17th day of May, 2017.

GRANTOR:

Michael Campbell

Maya Ilieva Campbell

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MICHAEL CAMPBELL and MAYA ILIEVA CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2017.

Notary Public

My Commission Expires: 03/24/2020

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

