Davidson County DEEDWARR Recvd: 07/13/17 11:58 4 pgs Fees:23.00 Taxes:714.10 **20170713-0070519**

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $193,000.00.

Affiant

Subscribed and sworn to me on July 13th, 2017.

NOTARY PUBLIC

My Commission Expires: 3-30-21

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30614

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kristin Schuh 6014 Baltic Drive Hermitage, TN 37076	First National Bank of Middle Tennessee 1008 Williams Dr. #301 Murfreesboro TN 37129	086-02-0-006.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Matthew Cooper, a married man**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Kristin Schuh, an unmarried woman,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Dodson Heights of record in Plat Book 2900, Page 113, 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 Matthew Cooper by Warranty Deed from J.W. Hinkle, Jr. and Erlene H. Hinkle, husband and wife, of record in Instrument No. 20050916-0111745, Register's Office for Davidson County, Tennessee, dated August 8, 2005 and recorded on September 16, 2005.

Jessieca Cooper, spouse of Grantor, hereby joins in the execution of this instrument to convey any marital interest she may have in subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on the Plan of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee.
3. Easement(s) as set forth in instruments of record in Book 3130, Page 623 and Book 3161, Page 279, Register's Office for Davidson County, Tennessee. Restrictions in said instruments have since expired.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6014 Baltic Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS my/our hand(s) this 11th day of July, 2017.

Matthew Cooper

Jessieca Cooper

STATE OF TENNESSEE, COUNTY OF WILSON

Before me personally appeared Matthew Cooper and Jessieca Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 11, 2017.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

