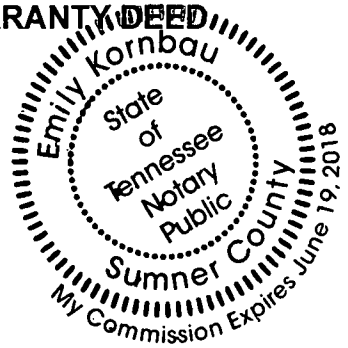
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexandria Bauerle	new owner	17102A12400CO
(NAME)	(NAME)	
272 Glenstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170077507 DEEDWARR
Recvd: 09/05/17 12:44 2 pgs
Fees:13.00 Taxes:906.50

20170905-0091075

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, I, **Janet Erin Cooper, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alexandria Bauerle, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 Unit No. 124, on the Condominium Site Plan of Brentwood Villa, Phase 3B, as of record in Book 6900, Page 4, and as amended in Book 6900, Page 329, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Janet Erin Cooper by Deed from Jordan E. Donley, unmarried by Deed dated March 30, 2006, recorded in Instrument No. 200604070040123, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat at Book 6900, Page 4, and amended at Book 6900, Page 329; (2) Master Deed of record in Book 6923, Page 943, said Register's Office. Re-recorded Master Deed of record in Book 7143, Page 18, said Register's Office. Re-recorded Master Deed of record in Book 7266, Page 84, said Register's Office. Re-recorded Master Deed of record in Book 7423, Page 574, said Register's Office. Said Master Deed was amended of record in Book 7035, Page 115, said Register's Office. Said Master Deed was amended of record in Book 7101, Page 730; (3) Said By-Laws were amended of record in Book 7423, Page 567; (4) Said By-Laws were amended of record in Book 8074, Page 564; (5) Easement of record in Book 5155, Page 164; (6) Stormwater Detention Agreement of record in Book 6385, Page 814; (7) Charter of record in Book 6936, Page 895; (8) Corporation of record in Book 7998, Page 249; (9) Deed of Conveyance of record in Book 8127, Page 666; (10) Deed of Conveyance of record in Book 8127, Page 782; (11) Deed of Conveyance of record in Book 8127, Page 802; (12) Deed of Conveyance of record in Book 8128, Page 17; (13) Corporation of record in Book 8267, Page 270, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 272 Glenstone Circle, Brentwood, TN 37027
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 this 31st day of August, 2017.

Janet Erin Cooper by James Ronald Cooper her AIF

Janet Erin Cooper, by James Ronald Cooper her
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2017, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared James Ronald Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Janet Erin Cooper, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20170905-0091074, Register's Office of Davidson County, Tennessee.

Notary Public

My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129