WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-40980

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Arick	New Owner	098-05-0A-134.00CO
(NAME)	(NAME)	
5625 Chestnutwood Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 40029 **DEEDWARR**
12/20/2017 03:38:38 PM 2 pgs
Fees: $13.00 Taxes: $950.90
20171220-0129768

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, we, **Marcell P. Cooreman and Judy Cooreman, sole heirs at law of the Estate of Stacy Marie Cooreman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Arick, 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 all of Lot No. 75 on the Plan of Revision One, Section Five, Hampton Hall, RS15 Residential P.U.D., of record in Plat Instrument No. 200007280074425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stacy Cooreman, an unmarried person by Warranty Deed from Prudential Relocation, Inc., a Colorado corporation, dated 07/30/2011, recorded on 08/23/2011 of record in Instrument No. 20110823-0065315, in the Register's Office for Davidson County, Tennessee.
The said Stacy Marie Cooreman died intestate on 12/24/2014, leaving the said Marcell P. Cooreman and Judy Cooreman as her sole heirs at law as evidenced in File No. 17P334, Probate Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Instrument No. 200007280074425, Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 10278, Page 257, First Supplementary Declaration of record in Book 10301, Page 184, Fifth Supplementary Declaration of record in Instrument No. 200006080057413, First Amendment to Declaration of record in Book 10444, Page 460, Second Amendment to Declaration of record in Book 10640, Page 947, in the Register's Office for Davidson County, Tennessee.

Easement contained in Stormwater Detention Agreement of record in Book 10584, Page 114, in the Register's Office for Davidson County, Tennessee.
Boundary Map of record in Book 9700, Page 216, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 200007280074532, in the Register's Office for Davidson County, Tennessee.
Charter of Villages of Hampton Hall Homeowners Association, Inc., of record in Book 10290, Page 261, in the Register's Office for Davidson County, Tennessee.

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 5625 Chestnutwood Trail, Hermitage, TN 37076
(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), 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), 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 our hands this 13th day of December, 2017.

Marcell P. Cooreman
Marcell P. Cooreman

Judy Cooreman
Judy Cooreman

State of Indiana
County of St. Joseph

Personally appeared before me Marcell P. Cooreman and Judy Cooreman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2017

Angela M Beserra
Notary Public
My Commission Expires: 02/14/2023

NOTARY PUBLIC SEAL STATE OF INDIANA
ANGELA M. BESERRA,
Notary Public
A Resident of St. Joseph County, IN
Commission No. 663712
My Commission Expires 02/14/2023

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Brentwood, TN 37027