Bill Garrett Davidson County
Batch# 69785 DEEDWARR
03/15/2018 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $758.50
20180315-0024774

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-020151

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew T. Kroeger	Highlands Residential Mortgage, Ltd	
(NAME)	(NAME)	
433 Westfield Drive	12001 N. Central Expressway Suite 750	128-13-0A-433.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BARBARA HICKS-COOPER AND THOMAS COOPER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW T. KROEGER, SINGLE MAN , 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:

A certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 433, on the Plan of Westfield Condominiums (formerly the Hamlet), of record in Book 6250, Page 590, and the First Revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, Register' s Office for Davidson County, Tennessee, to which plan and record thereof are incorporated and made a part hereof by reference.

Being the same property conveyed to Emily K. Hicks and Barbara A. Hicks-Ladd as joint tenants with rights of survivorship by Warranty deed from A. Nicole Coleman and Kathy Coleman as tenants in common with the right of survivorship of record in Instrument No. 20101018-0083396 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 18, 2010.

Being the same property conveyed to Barbara Hicks-Cooper by Quitclaim deed from Emily K. Hicks and Barbara A. Hicks-Ladd now known as Barbara Hicks-Cooper as joint tenants with rights of survivorship of record in Instrument No. 20170130-0009568 Register's Office for Davidson County, Tennessee, dated January 21, 2017 and recorded on January 30, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 433 Westfield Drive, Nashville, TN 37221
(House No.) (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 the 15th day of March, 2018

Barbara Hicks-Cooper

Thomas Cooper by Barbara Hicks-Cooper, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DEC

On this 15th day of March, 2018, before me personally appeared **Barbara Hicks-Cooper** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 15th day of March, 2018.

Notary Public
Commission Expires: 5/13/2020

DEANNA L COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Barbara Hicks-Cooper**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Thomas Cooper**, and acknowledged that she executed the same as the free act and deed of the said **Thomas Cooper.**

Witness my hand and official seal at Davidson County, Tennessee on this the 15th day of March, 2018.

Deanna L Cooper
Notary Public
My Commission Expires: 5/13/2020

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

