# WARRANTY DEED

Bill Garrett Davidson County
Batch# 74635 DEEDWARR
03/29/2018 10:11:07 AM 2 pgs
Fees: $13.00 Taxes: $734.45

20180329-0029361

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-11-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Brittney Cooper | Paramount Residential Mortgage Group, Inc. ISOA | 064-16-OC-012.00 |
| (NAME) 516 Selsey Court South | (NAME) 3399 Peachtree Rd NE Suite 400 Office 473 | |
| (ADDRESS) Nashville, TN 37076 | (ADDRESS) Atlanta GA 30326 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Alice E. Jackson, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brittney Cooper, a single woman**, hereinafter called the GRANTEE(S), 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. 12 on the Plan of Second Revision, Section One, Wembley Downs, R8 Residential P.U.D., of record in Plat Book 7900 Page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alice E. Jackson by Warranty Deed from Chris J. Bartelt and Tara D. Denson, dated 10/26/2001, recorded 11/02/2001 of record in Instrument No. 20011102-0120059, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 7900 Page 301; Covenants, conditions, easements and restrictions of record in Book 8304, Page 623, Amendment of record in Book 8447, Page 633, First Amendment to the Bylaws of record in Book 9522, Page 349, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement contained in Storm Water Detention Agreement of record in Book 6369, Page 333; Easement contained in Warranty Deed of record in Book 8879, Page 7; Stormwater Detention Agreement of record in Book 8313, Page 669; Boundary Plat of record in Book 8250, Page 6; Open Space Quit Claim Deed of record in Book 8405, Page 408; Charter of Wembley Downs Homeowners Association, Inc., of record in Book 8404, Page 718, all 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 516 Selsey Court South, Nashville, 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 my hand this 12th day of March, 2018.

Alice E. Jackson by Carol A. Cole, attorney in fact
Alice E. Jackson by Carol A. Cole, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Carol A. Cole, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Alice E. Jackson, acting as that person's agent and attorney in fact, and the said Carol A. Cole acknowledged that she executed the foregoing instrument as agent and attorney in fact for Alice E. Jackson for the purposes therein contained.

WITNESS my hand and seal, this 12th day of March, 2018.

My Commission Expires:
5-17-21

Notary Public

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

**Record and Return To:**
**Limestone Title & Escrow, LLC**
**3173 South Church Street**
**Murfreesboro, TN 37127**