Bill Garrett Davidson County
Batch# 118244 DEEDWARR
07/19/2018 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20180719-0070333

WARRANTY DEED

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Compass Land Title (Buyer)
MST 2018-0853 (Seller only)

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAMMED ALSADI, single man	SWBC Mortgage Corp.	172-10-0A-005.00-CO
(NAME)	(NAME)	
5516 Brookshire Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patricia K. Cooper and Rodolfo J. Garcia, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMED ALSADI , 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of Brentwood Cove, Revision 3 of record in Plat at Instrument No. 200102010009801, 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 Patricia K. Cooper, Trustee by Warranty deed from Patricia K. Cooper of record in Instrument No. 20070117-0007031 Register's Office for Davidson County, Tennessee, dated January 12, 2007 and recorded on January 17, 2007; and Being the same property conveyed to Patricia K. Cooper Individually and husband Rodolfo J. Garcia, to create tenants by the entirety by Quitclaim deed from Patricia K. Cooper as Trustee of record in Instrument No. 20080528-0054083 and corrected in 20080610-0059825 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 10, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20010201-0009801, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants for Brentwood Cove Subdivision with By-Laws appended thereto, of record in Instrument Number 20000427-0041952, Register's Office for Davidson County, Tennessee, Easement for Signage of record in Instrument Number 20010328-0029628, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer of record in Instrument Number 20000201-0010289, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20000908-0089128, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer of record in

Instrument Number 20170926-0098374, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5516 Brookshire Drive, Nashville, TN 37211
(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 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 18 DAY OF July, 2018.

Patricia K. Cooper

Patricia K. Cooper

Rodolfo J. Garcia by Patricia K. Cooper, as Attorney-in-fact

Rodolfo J. Garcia by Patricia K. Cooper, his attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia K. Cooper**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of July, 2018.

Notary Public

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Patricia K. Cooper, Attorney-in-Fact for Rodolfo J. Garcia,** the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Rodolfo Garcia as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in the Register's Office.

Witness my hand and official seal, this the 18 day of July, 2018.

Notary Public

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

