WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148028 **DEEDWARR**
10/02/2018 02:29:48 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20181002-0097786

R-VRES-18-1424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 19, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Laura Choppin Randolph and Scott Lindsay Randolph	A Plainscapital Company Primelending	
(NAME) **1424 Hampshire Place**	(NAME) 18111 Preston Road Suite 900	**142-16-0A-077.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Dallas, TX 75252	
(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 consideration, the receipt of which is hereby acknowledged, **CALVERT C. COOK AND CANDELYN O. COOK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA CHOPPIN RANDOLPH AND SCOTT LINDSAY RANDOLPH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 77 on the Plan of A Plat of Phase Two of Devon Park, a Planned Unit Development of record in Plat Book 6250, Page 432, 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 Calvert C. Cook and Candelyn O. Cook, husband and wife by Warranty deed from John Coode, IV and wife, Joan Petrone Coode of record in Instrument No. 20121023-0096813 Register's Office for Davidson County, Tennessee, dated October 15, 2012 and recorded on October 23, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 6250, Page 432, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6176, Page 7, as made applicable to Phase II in Book 6541, Page 542 and amended in Book 6967, Page 156, Register's Office for Davidson County, Tennessee.
- Charter of Devon Park Homeowner's Association of record in Book 7372, Page 862, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Devon Park Homeowner's Association of record in Book 8276, Page 53, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6145, Page 252 and Book 6503, Page 144, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utility District of record in Book 7598, Page 751, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1424 Hampshire Place, Nashville, Tennessee 37221**.

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), their heirs and 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), 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 28th DAY OF SEPTEMBER, 2018.

Calvert C. Cook by [signature] AS ATTORNEY IN FACT
Calvert C. Cook by Nathan Keith as Attorney in Fact

Candelyn O. Cook by [signature] AS ATTORNEY IN FACT
Candelyn O. Cook by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, 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 CALVERT C. COOK AND CANDELYN O. COOK, and who acknowledged he/she/they executed the same as the free act and deed of the said CALVERT C. COOK AND CANDELYN O. COOK.

Witness my hand and official seal, this the 28th of September, 2018.

[signature]
Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212