Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 31 **day of** October, **2018.**

Notary Public
My commission expires: 9/29/2020

06-1810-77047

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Nicholas Coomer	~~NEW OWNER~~	087-05-0-A-156.00 CO
5509 Knollcrest Court	Primelending	
Hermitage TN 37076	18111 Preston Rd, Dallas, TX 75252	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin Hall and Hannah Hall, married, f/k/a Hannah Turner**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nicholas Lynn Coomer and Margaret Weaver Coomer, as Husband and Wife**, hereinafter called the Grantees, their successors 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. 49, on the Plan of Farmingham Woods (erroneously referenced in prior deed as Farmington Woods), Phase IV, of record in Book 7900, Page 555, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Hall, an unmarried man and Hannah Turner, an unmarried woman by deed from John Drose, III, dated May 31, 2013, recorded June 12, 2013, of record in Instrument No. 20130612-0060079, Register's Office for Davidson County, Tennessee. Kelly Drose, spouse of John Drose, III, joined in this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5509 Knollcrest Court, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Y Johnson Davidson County
Batch# 155759 **DEEDWARR**
11/01/2018 11:53:59 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20181101-0108265

WITNESS my hand this 31 day of October 2018.

Benjamin Hall

Hannah Hall

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Benjamin Hall and Hannah Hall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31 day of October, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020