Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2018.

Notary Public
My commission expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 156863 **DEEDWARR**
11/05/2018 02:43:06 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20181105-0109647

05-1809-67385

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Andrew McHalpine 2204 Bryce Cove Nashville TN 37211	Andrew McHalpine 2204 Bryce Cove Nashville, TN 37211	172-15-0-A-194.00 CO

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, **Jayson L. Cooper and wife, Lindsey A. Smith, now Lindsey S. Cooper,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrew McHalpine and Krista McHalpine, 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. 142, on the Plan of Section Eleven, Holt Woods, of record in Plat 9700, Page 408, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jayson L. Cooper and wife, Lindsey A. Smith by deed from Brian Cobb and spouse, Elizabeth Cobb, dated June 2, 2009, recorded June 18, 2009, of record in Instrument No. 20090618-0056742, Register's Office for Sumner County, Tennessee.

Lindsey A. Smith, having since married, is now known as Lindsey S. Cooper.

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 2204 Bryce Cove, Nashville, TN 37211.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-18-2204

WITNESS my hand this 30th day of October, 2018.

Jayson L. Cooper

Lindsey S. Cooper,
fka Lindsey A. Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jayson L. Cooper and Lindsey S. Cooper**, 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 Brentwood, TN, this 30th day of October, 2018.

Notary Public

My Commission expires:

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020