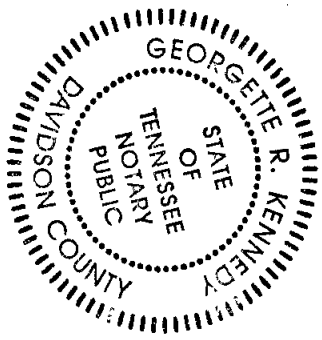
(1)



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $410,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of January, 2019.

Georgette R Kennedy
NOTARY PUBLIC

My commission expires: 03-08-21

Karen Johnson Davidson County
Batch# 186539 **DEEDWARR**
01/22/2019 10:11:07 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190122-0005830

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jasper Butler and Ida Butler	Quicken Loans Inc	064030A06500CO
(NAME)	(NAME)	
1609 Rachel Way	P. O. Box 6577	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Carol Stream, IL 60197	

Warranty Deed

For and in Consideration of the sum of $410,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Keith C. Cooper, unmarried and Shellby Cooper, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jasper Butler and Ida Butler**,* hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

*husband and wife

A certain tract or parcel ofland located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 93 of the Brandywine Pointe Subdivision, Section 1, Phase 12, of record in Plat Book 7900, page 88 I, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Keith C. Cooper and wife, Shellby Cooper, by deed from R.E. Hunt, unmarried, dated April 27, 2006 and recorded as Instrument No. 20060509-053983, Register's Office for Davidson County, Tennessee. Keith C. Cooper and Shellby Cooper having since divorced as evidenced by Final Decree of Divorce of record as Instrument No.20180827-0084520, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 1609 Rachel Way, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of January, 2019.

Keith C. Cooper

Shellby Cooper

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith C. Cooper and Shellby Cooper, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of January, 2019.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122