39B

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST 2019.

Notary Public

COMMISSION EXPIRES: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 274507 **DEEDWARR**
08/21/2019 11:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20190821-0083965

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cody Gregory Fuqua Lexis Cheyenne Hardiek	FirstBank	128 12 0C 008.00
(NAME)	(NAME)	
1106 Woodbury Falls Court	211 Commerce Street, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(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, I, **Deanna Cooper Geno, Trustee of The Cooper Geno Family Trust UAD 10/17/2006,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody Gregory Fuqua, unmarried and Lexis Cheyenne Hardiek, unmarried, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 Unit No. 1106 on the Plan of Woodbury Townhomes, Phase 1, a Planned Unit Development, established under Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20050216-0017693, as amended in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Deanna Cooper Geno, Trustee of The Cooper Geno Family Trust UAD 10/17/2006 by Deed dated August 11, 2016 from Robert L. Barry and Laura C. Gee, husband and wife, recorded August 15, 2016, in Instrument Number 201608150084655, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1106 Woodbury Falls Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (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. successors 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, successors 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 our hands this 20th day of August 2019.

The Cooper Geno Family Trust UAD 10/17/2006

By: Deanna Cooper Geno, Trustee

Deanna Cooper Geno, Trustee

State of Tennessee

County of DAVIDSON

On this 20th day of August, 2019, before me, a Notary public in and for said County and State, personally appeared Deanna Cooper Geno, Trustee of The Cooper Geno Family Trust under agreement dated October 17, 2006, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument in her capacity as Trustee, and acknowledged that the same is said individual(s) free act and deed.

WITNESS my hand and seal this 20th day of August 2019.

S. Nixon Pressley

Notary Public

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE