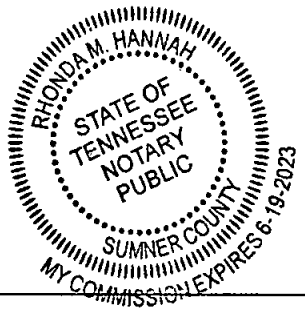
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$223,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Danielle Greer	same	151100A12400CO
(NAME)	(NAME)	
1025 Windsor Brook Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 342799 **DEEDWARR**
01/14/2020 08:55:39 AM 2 pgs
Fees: $13.00 Taxes: $825.10

20200114-0004768

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 considerations, the receipt of which is hereby acknowledged, I/we **William Cooper and Tina L. Cooper, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Leslie Danielle Greer, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 PHASE 2, VILLAGES OF LONG HUNTER Planned Unit Development, as shown on plat of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

Being the same property conveyed to William Cooper and wife, Tina L. Cooper by Warranty Deed from John Allen Herrick and Penni Lynn Herrick, husband and wife, dated 01/15/2013 and recorded 01/28/2013, of record in Instrument 201301280008625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated as of the date of closing and assumed by the Grantee herein; All matters shown on the boundary plat of record in Instrument 200002070012630, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Instrument 200205150059732, in the Register's Office for Davidson County, Tennessee; Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 4428, Page 575, Register's Office for Davidson County, Tennessee; Declaration of Taking Easement including terms and conditions thereof as recorded in Book 4446, Page 423, Register's Office for Davidson County, Tennessee; Judgment including terms and conditions thereof as recorded in Book 4535, Page 351, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Water Main and Appurtenances including terms and conditions thereof as recorded in Book 8197, Page 288, Register's Office for Davidson County,Tennessee; Agreement for Dedication of Easement for Water Main and Appurtenances including terms and conditions thereof as recorded in Book 8358, Page 91, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Water Main and Appurtenances including terms and conditions thereof as recorded in Book 8358, Page 94, Register's Office for Davidson County, Tennessee; Corporate Conveyance of Easement including terms and conditions thereof as recorded in Book 9661, Page 919, Register's Office for

Davidson County, Tennessee; Grant of Easement Easement including terms and conditions thereof as recorded in Instrument 200009060088271, Register's Office for Davidson County, Tennessee; Grant of Easement Easement including terms and conditions thereof as recorded in Instrument 200009060088272, Register's Office for Davidson County, Tennessee; Charter of record in Instrument 200105310056381, Register's Office for Davidson County, Tennessee; By-laws of record in Instrument 200410220127537, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1025 Windsor Brook Place, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 27th day of December, 2019.

William Cooper

Tina L. Cooper

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Cooper and Tina L. Cooper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of December, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122