WARRANTY DEED

Karen Johnson Davidson County
Batch# 348619 DEEDWARR
01/27/2020 09:32:46 AM 2 pgs
Fees: $13.00 Taxes: $1,315.35

20200127-0009297

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-15-20 (AFFIX SEAL)

JANICE SHEPHERD NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mark O. Bosler, Jr. and Emily Ann Bosler, husband and wife	Mark O. Bosler, Jr.	4-145
(NAME)	(NAME)	
8465 Coopertown Road	8465 Coopertown Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193339

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/we, Larry W. Coppock and wife, Diane Coppock, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Mark O. Bosler, Jr. and Emily Ann Bosler, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1B, on the plan of Hargrove Subdivision, as shown on plat of record in Plat Book 6050, page 317, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Larry W. Coppock and wife, Diane Coppock by Warranty Deed from Denzil R. Huff, Sr. and wife, Christine C. Huff dated August 12, 1998 and filed of record in Book 11086, page 134, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 7129, page 400, and Book 7129, page 725, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 8465 Coopertown Road, Joelton, TN 37080
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of December, 2019

Larry W. Coppock

Diane Coppock by Larry W. Coppock,
Attorney-in-Fact

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Larry W. Coppock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th of December, 2019.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Larry W. Coppock, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Diane Coppock, and who acknowledged that he executed the same as the free act and deed of Diane Coppock.

Witness my hand, at office, this 5th of December, 2019.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021