Karen Johnson Davidson County
Batch# 384719 DEEDWARR
04/13/2020 11:30:48 AM 2 pgs
Fees: $13.00 Taxes: $862.10
20200413-0038219

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF** Rutherford

The actual consideration or value, whichever is greater is $233,000.00.

Affiant

Subscribed and sworn before me this the 10th day of April, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Kelsey Cooper | Guaranty Home Mortgage Corporation | 173-09-0A 255.00 |
| 8602 Gauphin Place | 525 Tribble Gap Road # 1339 | |
| Nashville, TN 37211 | Cumming, GA 30028 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC RENSHAW AND E. ASHTON RENSHAW, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KELSEY COOPER AKA KELSEY DANIELLE COOPER, a single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Lenox Village, Phase"E", as shown by plat of record in Instrument No. 20040109-0003952, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric Renshaw, unmarried man, by deed from Bettye Smith, unmarried, dated 09/12/2014, of record in Instrument No. 20140917-0085319, said Register's Office. E. Ashton Renshaw is joining in this conveyance to convey any marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8602 Gauphin Place, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

ER ER

Witness my hand this the 10th day of April, 2020.

Eric Renshaw

E. Ashton Renshaw

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Eric Renshaw and E. Ashton Renshaw,** 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 and official seal this 10th day of April, 2020.

My commission expires: 9-6-22

Notary Public

