WARRANTY DEED

Karen Johnson Davidson County
Batch# 493689 **DEEDWARR**
10/12/2020 08:38:32 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20201012-0117976

JM-SB-BMR-20-3116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher F. Wiley and Julie N. Wiley	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	**109-08-0A-032.00-CO**
2261 Camino Del Vecino	**1480 North 2200 West**	
(ADDRESS)	(ADDRESS)	
Alpine, CA 91901	**Salt Lake City, UT 84116**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KORY JASPERSON AND RACHAEL JASPERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER F. WILEY AND JULIE N. WILEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 32 on the Plan of Final Plat of Cooks Landing Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20110510-0035834, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kory Jasperson and Rachael Jasperson, husband and wife by Warranty deed from Cedric X. Thomas and Avah L. Thomas, husband and wife of record in Instrument No. 20180108-0002529 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 08, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20110510-0035834, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20111215-0097520, Register's Office for Davidson County, Tennessee.
- Charter of Cooks Landing Homeowner's Association, Inc., of record in Instrument No. 20130904-0093368, Register's Office for said County;
- Conveyance of the Open Space to Cooks Landing Homeowner's Association, Inc., of record in Instrument No. 20130913-0096776 and Instrument No. 20140620-0054085, Register's Office for said County;
- Inspection and Maintenance Agreement for Stormwater Management Facilities of record in Instrument No. 20070712-0082836, Register's Office for said County;
- Letter from the Metropolitan Government of Nashville and Davidson County of record in Book 5865, page 843, Register's Office for said County
- Assignment and Assumption of Declarant's Rights of record in Instrument Number 20140515-0041983, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3116 Cooks Ct, Hermitage, Tennessee 37076**.

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), their heirs and 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), their 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.

Witness my/our hand(s) this the 2nd DAY OF OCTOBER, 2020.

Kory Jasperson

Rachael Jasperson

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF ~~DAVIDSON~~ Davis

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

Witness my hand and official seal, this the 2nd of October, 2020.

Notary Public
My Commission Expires: 7-11-22
(SEAL)

JULIANNE LINTZ
Notary Public - State of Utah
Comm. No. 701207
My Commission Expires on
Jul 11, 2022

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF ~~DAVIDSON~~ Davis

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

Witness my hand and official seal, this the 2nd of October, 2020.

Notary Public
My Commission Expires: 7-11-22
(SEAL)

JULIANNE LINTZ
Notary Public - State of Utah
Comm. No. 701207
My Commission Expires on
Jul 11, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212