WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/07 14:25 2 pgs
Fees:13.00 Taxes:2249.60

20070612-0070473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$608,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-21-09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William P. Cooper	**SAME**	**116-8-F-122CO**
(NAME)	(NAME)	
122 Prospect Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(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, WE, **Pamela J. Price, an unmarried woman and Sophia R. Land, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William P. Cooper**, 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:

A certain building site being Lot No.122, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, as may be amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468 and in Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which specific reference is here made for a more complete description and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to herein-below.

Being the same property conveyed to Gary L. Price and wife, Pamela J. Price by deed dated December 19, 1980 from Fox Builders, Inc. a Tennessee corporation of record in Book 5692, page 784, said Register's office. Also being the same property conveyed to Pamela J. Price by quitclaim deed from Gary L. Price of record in Book 8202, page 918, said Register's Office. Also the subject of a quitclaim deed from Pamela J. Price conveying a one-half undivided interest in said property to Sophia R. Land, married of record in Instrument No. 20070531-0064782, said Register's office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

This property constitutes the primary residence of Grantor, Pamela J. Price. This property is NOT the primary residence of Grantor, Sophia R. Land.

unimproved ☐

This is improved ☒ property, known as **122 Prospect Hill Drive, Nashville, TN 37205**

(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 GRANTEES, their heirs 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 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 11th day of June, 2007.

Pamela J. Price

Sophia R. Land

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela J. Price, an unmarried woman, and Sophia R. Land, married, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11TH DAY OF JUNE, 2007.

Commission expires: 3-21-09

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds