SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$95,000.00~~ $99,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT5652

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas P Cooper	SunTrust Mortgage, Inc.	129-15-0-A 078.00 CO
(NAME)	(NAME)	
21 Vaughns Gap Road #E78	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
	Richmond, VA 23224	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Michele Stans, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Thomas P Cooper,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Unit No. 78 of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. As amended, Tennessee Code annotated, and as established by a Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominiums, as of record, shown on Exhibit "A-2" to the Master Deed in Book 7091, Page 302, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Michele Stans, a single woman, by Warranty Deed from Naomi Pritikin and Lena Pritikin, both unmarried women, dated March 24, 2000 and recorded March 30, 2000 in Instrument Number 20000330-0032061, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 21 Vaughns Gap Road #E78 Nashville 37205
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Thomas P Cooper, and his/her/their assigns, forever.

Said Michele Stans, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

RE-RECORD

Davidson County DEEDWARR
Recvd: 06/19/08 13:30 2 pgs
Fees:13.00 Taxes:15.54
20080619-0063257

Davidson County DEEDWARR
Recvd: 04/14/08 11:35 2 pgs
Fees:13.00 Taxes:351.50
[redacted]
20080414-0037464

TAI

IN WITNESS WHEREOF, the said Michele Stans, has executed this deed this April 9, 2008

Michele Stans

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michele Stans, the within names person(s), with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person was the one who executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal this April 9, 2008

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Commission expires: 4-16-08

Charlotte A. Bethel
Notary Public

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT5652