WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

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
David A. Meek Katie E. Goode	new owner	103-4-165
(NAME)	(NAME)	
4501 Utah Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Carylon A. Killebrew, Personal Representative of the Estate of Hershel L. Cooper, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Meek and Katie E. Goode, both unmarried as Joint Tenants with the Rights of Survivorship,** 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:

LAND in Davidson County, Tennessee, being the easterly 55 feet of Lots Nos. 4, 5 and 6 on the Map of the Re-Subdivision of the northerly one-half of Block 12, Sylvan Park Plan, of record in Book 332, page 61, Register's Office for said County.

SAID part of Lots Nos. 4, 5 and 6 fronts 55 feet on the southerly side of Utah Avenue and runs back between parallel lines with the westerly margin of 45th Avenue North, 160 feet to an alley. This legal description is from Warranty Deed of Record in Book 4346, page 323.

Being the same property conveyed to Hershel Leslie Cooper and wife, Imogene Cooper by deed from Winfred Larry Summar and wife Carol M. Summar of record in Book 4346, page 323, Register's Office for Davidson County, Tennessee dated June 30, 1969. The said Imogene Cooper having died on July 31, 1990, thus vesting fee simple title in Hershel Leslie Cooper as the surviving tenant by the entireties. Thereafter, the said Herschel L. Cooper died testate, and by his Last Will and Testament filed under Docket No. 10P-644 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) appointed Carylon A. Killebrew as his personal representative with full power to deal with the subject property in any lawful manner without the approval or joinder of any beneficiary.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4501 Utah Avenue, Nashville, TN 37209**

(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.

BILL GARRETT, Davidson County
Trans:T20110016774 DEEDWARR
Recvd: 03/22/11 10:33 2 pgs
Fees:13.00 Taxes:789.58
20110322-0022269

Witness my hand this 18th day of March, 2011.

By: _____
Carylon A. Killebrew, Personal Representative of the Estate of Hershel L. Cooper

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carylon A. Killebrew, Personal Representative of the Estate of Hershel L. Cooper, deceased, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th DAY OF MARCH, 2011.

Commission expires: 9/7/2011

KARLA W. SHELTON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

_____
Notary Public