BILL GARRETT, Davidson County
Trans:T20120069094 DEEDWARR
Recvd: 09/13/12 14:54 2 pgs
Fees:13.00 Taxes:406.63
20120913-0083343

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REGINALD W. COOPWOOD, II	Reginald Bank	**071-12-0-047.00**
(NAME) **1847 JOY CIRCLE**	(NAME) 3823 Cleghorn Ave	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, DAVID J. LAKEY AND WIFE, SARAH B. LAKEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGINALD W. COOPWOOD, II, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot 41 on the Plan of Joywood, as of record in Plat Book 974, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 41 fronts fifty (50) feet on the westerly side of Joy Circle and runs back between parallel lines, 150 feet to a dead line and shows 50 feet on said dead line.

Being the same property conveyed to David J. Lakey and wife, Sarah B. Lakey from Willie H. Holt a/k/a Willie Holt, unmarried, by deed dated December 5, 2011 of record as Instrument No. 20111205-0094505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1847 JOY CIRCLE, NASHVILLE, TN 37207**
(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 31st day of August, 2012.

DAVID J. LAKEY

SARAH B. LAKEY

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 **David J. Lakey and Sarah B. Lakey**, 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 31 day of August, 2012.

My commission expires: **May 5, 2015**.

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON