BILL GARRETT, Davidson County
Trans:T20130006965 DEEDWARR
Recvd: 01/25/13 09:36 2 pgs
Fees:13.00 Taxes:288.60
20130125-0008139

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2013.

Notary Public

My commission expires: 6-26-16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeff Middlebrooks	**New Owner**	**083-13-0-364.00**
197 37th Ave. N.		
Nashville, TN 37209		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jacqueline F. Cooper, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeff Middlebrooks

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 11 on the Revised Plan of "Shelby Village No. One of record in Plat Book 1835, Page 63," in the Register's Office for Davidson County, Tennessee. Beginning at a point in the North margin of Village Court at the corner of Lot Nos. 11 and 12; thence with the line between said lots, Northwesterly 86.6 feet to a point, thence Northerly 100 feet to the South margin of Shelby Avenue; thence with the margin of the same, Easterly 125 feet to a corner of Lot No. 10, thence with the line between Lot Nos. 10 and 11, Southwesterly 174.5 feet to the North margin of Village Court; thence with the margin of the North margin of Village Court; thence with the margin of the same Westerly around a slight curve 39.5 feet to the beginning.

Being the same property conveyed to Jacqueline F. Cooper, unmarried by Warranty Deed from Peter S. R. Harmer, Jr., unmarried of record in Book 11556, Page No. 892, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 02, 1999.

NOTE: The legal description in this deed differs from the legal description in the prior deed by referencing the Plan for clarification.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 500 Village Court, Nashville, TN 37206.

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 HANDS EFFECTIVE AS OF January 23, 2013:

Jacqueline F. Cooper

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

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

Witness my hand, at office, this the 23rd day of January, 2013.

My Commission Expires: 6-5-16

Notary Public

20121130R

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY