BILL GARRETT, Davidson County
Trans:T20130023557 DEEDWARR
Recvd: 03/22/13 10:12 2 pgs
Fees:13.00 Taxes:1106.30
20130322-0028440

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52189
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tatia Rose Cooke 2716 Westwood Drive Nashville, Tennessee 37204	OWNER

TAX MAP-PARCEL NUMBERS: 11802022600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $299,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles R. Paetz and Holly A. Paetz, husband and wife,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tatia Rose Cooke** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 70 and all of Lot No. 71 on the Plan of George I. Waddey's Subdivision of Westwood of record in Plat Book 332, page 99, Register's Office for said County. Said part of Lot 70 and all of Lot 71 front together 75 feet on the easterly side of Westwood Drive, formerly 7th Avenue South, extended and runs back between parallel lines 187.5 feet to the rear. And also conveyed without warranties of title is that portion of the alley closed by Berry Hill City Ordinance No. 2000-316, closing, vacating and abandoning an alley bounded on the west by subject property.

Being the same property conveyed to Charles R. Paetz and Holly A. Paetz, husband and wife, by Warranty Deed from Joe Bob Barnhill and Emma Sue Barnhill, husband and wife, dated July 15, 2005 and recorded on July 13, 2005 of record in Doc. No. 20060713-0081351, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 99, said Register's Office. Easements retained by the City of Berry Hill, Ordinance No. 2000-516, closing, vacating and abandoning alley easements bounded on the west by subject property.

This is improved property, known as: 2716 Westwood Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2013.

Charles R. Paetz

Holly A. Paetz

State of TENNESSEE

County of DAVIDSON

On this 14th day of March, 2013 , before me the undersigned authority, personally appeared Charles R. Paetz and Holly A. Paetz , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Sworn and subscribed before me this the 14th day of March, 2013

My Commission Expires: 6-23-14

Notary Public

HENRY E. RAGLE, IV
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY