BILL GARRETT, Davidson County
Trans:T20130049476 DEEDWARR
Recvd: 06/12/13 15:39 2 pgs
Fees:13.00 Taxes:314.50
20130612-0060044

NEW OWNER:

Sylvia McCook and Bruce Mott
6190 Walker Creek Road
Alexandria, TN 37012

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0483

Map 061
Group 16-0
Parcel 129.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHTY-FIVE THOUSAND and 00/100 Dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ELIZABETH ROPER, unmarried,** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **SYLVIA K. McCOOK and husband, BRUCE T. MOTT,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 9 of Block "E" on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southwesterly side of Greenland Avenue and runs back 290 feet on the northwesterly line and 283 feet on the southeasterly line, to a dead line, measuring 50.5 feet thereon.

Being the same property conveyed to Elizabeth Roper, unmarried, by deed from Margaret N. Downey, the only heir-at-law of Ben H. Northern and wife, Emily C. Northern, both deceased, dated May 21, 1999, and of record in Book 11495, Page 225, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1342 Greenland Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given June 24, 2013.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **June**, 2013.

Elizabeth Roper

ELIZABETH ROPER

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ELIZABETH ROPER**, 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 office this 10th day of **June**, 2013.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00**.

AFFIANT

Sworn to and subscribed to before me this 10th day of **June**, 2013.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY