WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140048645 DEEDWARR
Recvd: 07/08/14 13:59 2 pgs
Fees: 13.00 Taxes: 592.00
20140708-0060091

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julia Motte and Daniel Motte	US Bank	02607019100
(NAME)	(NAME)	
207 Ashtead Ct.	7601 Penn Ave S #A1	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Richfield MN 55423	
(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, Ruby P. Cooper, unmarried and Deborah S. Presley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia Motte and Daniel Motte, Wife and Husband, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 344 on the Plan of Windsor Green, Phase II, Section III, as of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ruby P. Cooper, unmarried, and Deborah S. Presley, as joint tenants with the right of survivorship by Warranty Deed dated October 26, 2005, from Betty C. Holt, unmarried, of record in Instrument No. 20051101-0131818, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF WINDSOR GREEN, PHASE II, SECTION III, OF RECORD IN PLAT BOOK 6900, PAGE 845, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

****This is not and has never been the principal residence of Deborah S. Presley, one of the above grantors****

unimproved ☐

This is improved ☑ property, known as 207 Ashtead Ct., Goodlettsville, TN 37072
(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 3rd day of July, 2014.

Ruby P. Cooper

Deborah S. Presley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of July, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ruby P. Cooper and Deborah S. Presley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

