WARRANTY DEED

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140065524 DEEDWARR
Recvd: 09/03/14 15:41 2 pgs
Fees:13.00 Taxes:647.50
20140903-0080619

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
Kurt A. Cooper	Wells Fargo Home Mortgage	07216013900
(NAME)	(NAME)	
1412 Harwood Dr.	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Tammy J. Barnes, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kurt A. Cooper, 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:

Two tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Being Lot No. 3 on the Map of Porter Heights, Part Four, as of record in Book 1424, Page 103, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 65 ft. on the west side of Harwood Drive and runs back between parallel lines 200 ft. to a dead line.

Tract II:

Being the easterly 125 feet of the northerly 52.85 feet of Lot No. 64 on the Plan of Brownsville of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and described according to a survey made by Cantrell and Connell, Engineers, May 22, 1951, as follows:

Beginning at the southwest corner of Lot No. 3 on the Plan of Porter Heights, Section IV, as of record in Book 1424, Page 103, said Register's Office; thence westwardly and parallel with the line between Lots 3 and 4, 125 feet; thence North 1048' East 52.85 feet to a point in the south line of Lot No. 67, Plan of Brownsville; thence with said line south 86 deg. 49' east 125 feet to a point in the west line of Lot No. 3, Porter Heights Subdivision, Part IV; thence with said line, southerly 52.85 feet to the beginning.

Being the same property conveyed to Ray E. Barnes, Sr., and Wife, Tammy J. Barnes by Warranty Deed dated May 24, 1988, from E. Esco McBay and Wife, Marian Y. McBay. The said Ray E. Barnes, Sr., having since died on November 20, 2008.

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 PORTER HEIGHTS, PART FOUR, OF RECORD IN PLAT BOOK 1424, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF BROWNSVILLE OF RECORD IN BOOK 21, PAGE 9, SAID REGISTER'S OFFICE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 1412 Harwood Dr., Nashville, TN 37206

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 28th day of August, 2014.

Tammy J. Barnes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tammy J. Barnes**, 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 she executed the same as her 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

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY