Davidson County	DEEDWARR
Recvd: 09/10/14 08:00	4 pgs
Fees:23.00 Taxes:1842.60	
20140910-0082677	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31979-09-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $498,000.00. Affiant Subscribed and sworn to before me this 9th day of September, 2014. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Karen D. Cooper 432 Westview Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 11615002700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Damon Winston Byrd**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen D. Cooper**, married ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 432 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor warrants and affirms that the subject property has never been his marital residence.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of September, 2014.

Damon Winston Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Damon Winston Byrd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2014.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 100 feet of Lot No. 82-A, Royal Oaks Land Company's Subdivision, as shown on an unregistered plan of said subdivision by W. B. Southgate, Surveyor.

According to said unregistered plan, said part of said lot fronts 100 feet on the easterly side of Westview Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Damon Winston Byrd, unmarried, by Warranty Deed dated May 18, 1987, from Richard K. Jacques and wife, Anna R. Jacques, of record in Book 7242, page 372, Register's Office for Davidson County, Tennessee. Damon Winston Byrd having since married and divorced, and Jonna Lee Byrd having conveyed all of her right, title and interest, marital or otherwise, in said property to Damon Winston Byrd by Quitclaim Deed dated February 4, 1993, of record in Book 8865, page 46, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County and City taxes for the year 2014, which have been prorated and assumed by Grantee.
2. All matters shown on the plan of Royal Oaks Land Company's Subdivision, as shown on an unregistered plan of said subdivision by W. B. Southgate, Surveyor.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016