PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*

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*Nashville, Tennessee 37205*

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BILL GARRETT, Davidson County
Trans:T20140069567 DEEDWARR
Recvd: 09/17/14 11:27 2 pgs
Fees:13.00 Taxes:395.90
20140917-0085278



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 56802
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Michael Cooney<br>698 Flintlock Court<br>Nashville, Tennessee 37217 | Fifth Third Mtg. Co.<br>5001 Kingsley Drive<br>Cincinnatti, OH 45227 |

**TAX MAP-PARCEL NUMBERS:** 135160B14700CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of $107,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven M. Cruz, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Cooney, an unmarried man**, 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 Lot No. 147 on the Plan of Woodridge at Nashboro Village, Nashboro Village Tract II of record in Doc. No. 20021120-0143949, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Steven M. Cruz, an unmarried person, by Warranty Deed from Beazer Homes Corp. a corporation d/b/a Phillips Builders, dated September 12, 2003 and recorded on September 18, 2003 of record in Doc. No. 20030918-0138009, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021120-0143949, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Doc. No. 20020820-0100403, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20021104-0134724, Doc. No. 20021106-0136459, Doc. No. 20030610-0080281, Doc. No. 20050520-0056888, Book 4827, page 14, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 698 Flintlock Court, Nashville, Tennessee 37217**

**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 15th day of September, 2014.

Steven M. Cruz

**State of** TENNESSEE
**County of** DAVIDSON

On this 15th day of September, 2014 , before me the undersigned authority, personally appeared Steven M. Cruz , 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 $107,000.00

Affiant

Sworn and subscribed before me this the 15th day of September, 2014

Notary Public

My Commission Expires: 5/30/2017

CHRISTINE MARIE WESTMAAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY