File Box 8

BILL GARRETT, Davidson County
Trans: T20140090964 DEEDWARR
Recvd: 12/04/14 14:27 2 pgs
Fees: 13.00 Taxes: 5180.00
20141204-0111326

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2014.

Notary Public

My commission expires: 3/7/2017

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Gary Cooper	New Owner	130-08-110.00
3807 Harding Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mitchell A. Binder, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary Cooper

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, in the 7th Civil District, being part of the Ella H. Baker 50 acre tract described as follows:

Beginning at a point on the southerly margin of Harding Place, as the northwest corner of part of said property conveyed to R.J. Menefee and wife by deed from Kate T. Sharber, of record in Book 1349, page 149, Register' s Office for Davidson County, Tennessee; thence southerly with Menefee's west line, 300 feet to an iron pin in the north line of G.F. Bedenbough property; thence with Bedenbough's line westerly 40.2 feet to an iron pin at his corner; thence along his west line southwesterly 35.8 feet to an iron pin; thence westerly 77 feet to an iron pin in the southeast corner of the St. Charles property; thence along said St. Charle's east line north 334 feet to an iron pin in the southerly margin of Harding Place; thence easterly along the margin of Harding Place, 150 feet to the beginning.

Being the same property conveyed to W. Scott Nickels and Kelly Nickels by Warranty Deed from Gary P. Lee and spouse, Lucinda M. Lee, of record in Instrument No. 20050714-0081737, Register's Office for Davidson County, Tennessee, dated July 12, 2005 and recorded on July 14, 2005.

Being the same property conveyed to Mitchell A. Binder, an unmarried man by Warranty Deed from W. Scott Nickels and Kelly Nickels, husband and wife, of record in Instrument No. 20131115-0118233, Register's Office for Davidson County, Tennessee, dated November 13, 2013 and recorded on November 15, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.
This is improved (__X__) unimproved (____) property known as 3807 Harding Place, Nashville, TN 37215.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 MY/OUR HANDS EFFECTIVE AS OF December 2, 2014:

Mitchell A. Binder By Alvin Michael Binder ATTORNEY IN FACT

Mitchell A. Binder by attorney in fact ~~Alvin Michael Binder~~ Alvin Michael Binder

STATE OF TENNESSEE	)	ACKNOWLEDGEMENT FOR
	)	SIGNATURE MADE BY
COUNTY OF Davidson	)	ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, ALVIN MICHAEL BINDER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for MITCHELL A BINDER ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 2nd day of December, 2014.

My Commission Expires: 6-26-16

Notary Public

RYAN L. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20141402R