Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0536

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,100.00

Lee G. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF May, 2015

Deborah J. Cohen
Notary Public
Commission Expires: Nov. 5, 2018

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Becklea GP 5543 Edmondson Pike #140 Nashville, TN 37211	Becklea GP 5543 Edmondson Pike #140 Nashville, TN 37211	07309024500

WARRANTY DEED

FOR AND IN 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, I/WE,

Dura Humphrey

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Becklea GP

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:

LAND in Davidson County, Tennessee, being Lot No. 19A on the Plan of Zone Lot Division of Lots 9, 12, 17, 19, 20 and 21, Cooper Lane Estates of record in Plat Book 5200, Page 567, Register's Office Davidson County, as amended in Plat Book 6900, Page 210, said Register's Office for Davidson County where reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dura Humphrey by Warranty Deed from Christopher Reed Mayo, dated 08-30-2000 and recorded 09-01-2000 in Record Book Instrument No. 20000901-0086929, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2350 Cooper Terrace, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150033860 DEEDWARR
Recvd: 05/04/15 11:44 2 pgs
Fees:13.00 Taxes:226.07
20150504-0040076

Dated this the 1 day of May, 2015.

Dura Humphrey
Dura Humphrey

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee this 1 day of May, 2015.

Notary Public
My Commission Expires: 1-18-16

(Notary Seal)

