WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053072 DEEDWARR
Recvd: 07/01/15 12:19 2 pgs
Fees:13.00 Taxes:518.00
20150701-0063694

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall F. Cooper and June Cooper	New Owner	
(NAME)	(NAME)	
404 5th Street		103080A01 300CO
(ADDRESS)	(ADDRESS)	
S. Pittsburg, TN 37380		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHRISTOPHER L. HUSKEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL F. COOPER AND JUNE COOPER, HUSBAND AND WIFE,** 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 Unit A-207, Westlawn Green, 4425 Westlawn Drive, as of record in Plat Book 5200, Pages 20-24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Christopher L. Huskey, as Executor of the Estate of Ruth Huskey under the Last Will and Testament of Ruth Huskey to Christopher L. Huskey, unmarried, as recorded on the 30th day of May, 2008 in Instrument No. 20080530-0055450; Last Will and Testament of Ruth Huskey, as recorded on the 23rd day of May, 2008 in Instrument No. 20080523-0053015; Quitclaim Deed from Ruth Huskey and Steven R. Huskey to Ruth Huskey, as recorded on the 19th day of February, 1997 in Deed Book 10353, Page 284 and Warranty Deed from Chong S. Suh to Ruth Huskey and Steven R. Huskey, as recorded on the 24th day of October, 1984 in Deed Book 6410, Page 337, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 5200, Pages 20-24, said Register's Office; and (c) restrictive covenants of record in Book 5238, Page 863 , as amended by instrument(s) of record in Book 5266, Page 22 and Book 6748, Page 423, said Register's Office. Bylaws of record in Book 5238, Page 872, and Book 6748, Page 423, said Register's Office;(d) Charter of homeowners Association recorded in Book 5234, Page 719, said Register's Office; (e) by-laws recorded in Book 5238, Page 872 and Book 6748, Page 423, said Register's Office.

unimproved
This is improved x property, known as 4425 Westlawn Drive, A-207, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 30 day of June, 2015.

CHRISTOPHER L. HUSKEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Huskey, the bargainor, 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 and official seal at Nashville, Tennessee this 30 day of June, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public