Record & Return

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1559

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Daniel Kellar 1069 Woodbury Falls Drive Nashville, TN 37221	Movement mtg. LLC 841 Seahawk Circle Virginia Bch., VA 23452	128-12-C-82.00

BILL GARRETT, Davidson County
Trans:T20150053592 DEEDWARR
Recvd: 07/02/15 12:50 2 pgs
Fees:13.00 Taxes:841.75
20150702-0064307

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $227,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **James R. Cooley and Bailey V. Cooley, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Daniel Kellar, an unmarried individual,** 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:

Being a certain Townhome with Private Elements situated in Davidson County, Tennessee, being **Unit No. 1069**, as specified on the plan of Woodbury Townhomes, Phase 1, shown as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with private elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto; and together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, shown as Exhibit to the above stated Declaration of Covenants, Conditions and Restrictions for a more complete identification and placement of such Unit. Reference is also hereby made an incorporated herein to P.U.D. Boundary plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Cooley and Bailey V. Cooley, husband and wife by Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated September 14, 2007, recorded September 17, 2007, of record in Instrument No. 20070917-0110988, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1069 Woodbury Falls Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 this **30th** day of **June, 2015.**

GRANTOR(S)

James R Cooley

Bailey V Cooley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James R Cooley and Bailey V Cooley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **June, 2015.**

Notary Public
My Commission Expires: