BILL GARRETT, Davidson County
Trans:T20160065024 DEEDWARR
Recvd: 07/28/16 13:10 2 pgs
Fees:13.00 Taxes:808.17
20160728-0077832

16-1-391

16-1-391

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of July, 2016 by and between Royce Ann Vaughn, unmarried, hereinafter referred to as GRANTOR, and Brian L. Cooper and wife, Valerie L. Cooper, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 13 on the Map of W. H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Bobby Joe Vaughn, Jr. and wife Royce Ann Vaughn by Quitclaim Deed from Bobby Joe Vaughn, Jr. and Frank S. King, Jr., Trustee, dated August 4, 2004, recorded August 5, 2005, of record in Instrument 20040805-0094252, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Bobby J. Vaughn, Jr. by Quitclaim Deed from Janice M. Vaughn, dated May 22, 1995, recorded May 31, 1995, of record in Book 9686, page 233, Register's Office for Davidson County, Tennessee.

Bobby Joe Vaughn, Jr. died on May 18, 2014 and property vested in Royce Ann Vaughn as surviving tenant by the entireties.

This is [xx]improved [ ]unimproved property known as: 1032 Sharpe Ave, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Royce Ann Vaughn
Royce Ann Vaughn

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Royce Ann Vaughn, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of July, 2016.

Suzanne Thomas
Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Brian L. Cooper
3326 Aspen Grove Dr, Ste 404,
Franklin, TN 37067

Send Tax Statements to:
Brian L Cooper
3326 Aspen Grove Dr. Ste 404
Franklin, TN 37067

Map & parcel 083-01-148.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $218,425.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Leslie M Callum
Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of July, 2016.

Suzanne Thomas
Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

RETURN TO:

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