WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170008241 DEEDWARR
Recvd: 01/27/17 16:13 2 pgs
Fees: 13.00 Taxes: 1424.13
20170127-0009298

R-VRES-16-5211-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,900.00.

Brandy Gomaz
Affiant

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline E. Cooke	Caroline E. Cooke	
(NAME) **5211 Kentucky Avenue**	(NAME) P.O. Box 330988	**91-7-217.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MICHAEL L. BIERLY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE E. COOKE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot No. 1120, Lot No. 1122, and the easterly 17 feet of Lot No. 1124 on the Map of Plan No. 1, Block 170, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee. Said Land also being known as Lot No. 1 on the Plat of the Bubis Subdivision as of record in Plat Book 5800, Page 250, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 57 feet on the southerly margin of Kentucky Avenue and runs back between parallel lines 150 feet to a line on the rear on which it measures 57 feet along the northerly margin of an alley.

Being the same property conveyed to Michael L. Bierly, an unmarried man, by Warranty Deed from John St. Clair and wife, Anita St. Clair, recorded October 5, 1998 in Book 11141, Page 718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plans of record in Plat Book 5800, Page 250 and Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5211 Kentucky Avenue, Nashville, Tennessee 37209**.

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 hand(s) this the 27th DAY OF JANUARY, 2017.

Michael L. Bierly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of January, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212