P17-8092-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170013364 DEEDWARR
Recvd: 02/14/17 08:59 2 pgs
Fees:13.00 Taxes:1202.50

20170214-0015173

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-17-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Cooley	New Owner	
1015 Pine Meadow Court		156-05-0A-036.00-CO
Nashville, TN 37221		
(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, **Giacomo M. Meeker and wife, Monica C. Meeker**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Cooley, an unmarried woman, and Matthew Kuligowski, an unmarried man, as joint tenants with right of survivorship**

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:

Lying and being in Davidson County, Tennessee, and being Unit No. 36 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village PUD of record in Instrument No. 20090123-0006190, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Giacomo M. Meeker and wife, Monica C. Meeker by Warranty deed from Taopheeq A. Mustapha, married of record in Instrument No. 20150527-0048537 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 27, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1015 Pine Meadow Court, Nashville, TN 37221.**

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.

Witness our hands this the 10th day of February, 2017.

Giacomo M. Meeker

Monica C. Meeker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Giacomo M. Meeker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of February, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica C. Meeker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of February, 2017.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public