STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2017.

Notary Public

My commission expires: 1-8-19

(Notary Stamp)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jenny Elizabeth Atanasov	Jenny Elizabeth Atanasov	142-05-0-A02-20-0CO
124 Plantation Court	124 Plantation Court	
Nashville, TN 37221	Nashville, TN 37221	

Davidson County DEEDWARR
Recvd: 03/31/17 11:29 3 pgs
Fees:18.00 Taxes:777.00
20170331-0031561

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Reed LM Cooper, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jenny Elizabeth Atanasov, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING unit No. D-4, together with the Carport designated No. D-4-C, in River Plantation, Section Two, a Condominium, a Horizontal Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 374, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the Bylaws appended thereto, recorded in Book 4661, Page 374, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof as though copied herein.

BEING the same property conveyed to Reed LM Cooper and wife, Nancy G. Cooper by Warranty deed from Charles B. Myers, Sr. and wife, Carolyn D. Myers of record in Book 5240, page 916, Register's Office for Davidson County, Tennessee.

Nancy G. Cooper having since died, leaving Reed LM Cooper.

This is improved property known as **124 Plantation Court, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2017.

Reed LM Cooper by William P Breitenstein, attorney-in-fact.

Reed LM Cooper by William P. Breitenstein, Attorney-in-Fact

STATE OF OHIO)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, William P. Breitenstein, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Reed LM Cooper and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Reed LM Cooper.

Witness my hand and official seal this 31 day of March, 2017.

Carrie L Ayers
Notary Public

CARRIE L AYERS, Notary Public
In and for the State of Ohio
My Commission Expires July 5, 2020

My Commission Expires: _____

NOTARY PUBLIC STATE OF OHIO

SolomonParks File No. 317101

SP 11/2015

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

