Davidson County DEEDWARR
Recvd: 06/21/17 09:23 4 pgs
Fees:23.00 Taxes:2867.50
20170621-0062286

#33589

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 33589**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $775,000.00 Affiant Subscribed and sworn to before me, this 14th day of June, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY

SPECIAL WARRANTY DEED

Address New Owner: Michael P. Cooper, Sandra J. Cooper 108 West End Close Nashville, TN 37205	Send Tax Bills to: New Owners	Tax Information: Map and Parcel No.: 104 09 0 N 011 00CO

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SunTrust Bank, Executor of the Estate of Richard L. Oliver, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael P. Cooper and Sandra J. Cooper**, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as **108 West End Close, Nashville, Tennessee 37205**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees and their heirs and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular 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, the corporate party by its duly authorized officer, on this 14th day of June, 2017

SunTrust Bank, Executor of the Estate of
Richard L. Oliver, deceased

BY: Dennis Nicolet, Vice President
Dennis Nicolet, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis Nicolet with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained and who further acknowledged that such person is the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of June, 2017

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 108, together with the appurtenant interest in the common elements of West End Close, a horizontal property regime established by Master Deed of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538 and Instrument No. 20031202-0173105, corrected and amended in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and further amended in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Richard Oliver, unmarried, by deed dated January 14, 2015 from Browning-Bacon Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20150114-0004074, Register's Office for Davidson County, Tennessee. Richard Oliver being one and the same as Richard L. Oliver died on June 13, 2016 leaving a Last Will and Testatment filed for Probate in Docket No. 16P1127, Davidson County Probate Court. Pursuant to the terms of said Will, decedent directed the subject property be sold at Auction with full authority to Administer property given to the Executor of the Estate.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 104 09 0 N 011 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Close, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected and amended in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and further amended in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Storm water detention agreement of record in Instrument No. 20030311-0031977, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

