12362

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

File # 1704430

NEW OWNER:
Cooper Investments, LLC
1598 Guild Rd.
Mount Juliet TN 37122

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
53-7-0-85.00

Bill Garrett Davidson County
Batch# 18456 **DEEDWARR**
10/26/2017 11:28:35 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20171026-0109938

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty S. Hunley, a widow and Michelle Catherine Hunley Hollis** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Copper Investments, LLC,** hereinafter called the Grantee, its assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the south 12 feet of Lot 18 all of Lot 19 and the north 18 feet of Lot 20 of Block 2 on the plan of Dabbs and Elliott's subdivision No. 1, Old Hickory, Tennessee, known a "Dupontonia" as of record in Book 548, page 97 of the Register's Office of Davidson County, Tennessee. Said part of Lot No. 18, Lot No. 19 and Part of Lot No. 20 front together 55 feet on the east side of concrete drive and extends between parallel lines east 120 feet to an alley in the rear and measures 55 feet on said alley, including but excluding that part of the above described property conveyed to the State of Tennessee, by deed of record in Book 5297, page 920, said Register's Office.

Being the same property conveyed to Robert E. Hunley and Jerry W. Hunley by Installment Deed from James M. Pedigo, Jr and wife, Sandra M. Pedigo of record in Book 5543, page 484, Register's Office, Davidson County, Tennessee. Being further conveyed to Robert E. Hunley and Betty S. Hunley, wife by Quitclaim Deed from Jerry Hunley and wife, Marsha Hunley, dated 02/22/1986, recorded 03/24/1986 in Book 6811, Page 169, Register's Office for Davidson County, Tennessee. The said Robert E. Hunley has since died and Betty S. Hunley is his surviving spouse and Michelle Catherine Hunley Hollis is his only child, child as evidenced by Affidavits of Heirship of record in Instrument No. 20171026-0109936 and 20171026-0109937, said Register's Office..

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Betty S. Hunley and daughter, Michelle Catherine Hunley Hollis** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Betty S. Hunley and daughter, Michelle Catherine Hunley Hollis** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **2215 Old Hickory Blvd, Old Hickory, TN 37138**

Executed on this 25th day of October. 2017.

Betty S Hunley By McKenzie W Hollis Attorney in Fact

Betty S. Hunley
By McKenzie W. Hollis, Attorney in Fact

Michelle Catherine Hunley Hollis
Michelle Catherine Hunley Hollis

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named McKenzie W. Hollis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Betty S. Hunley, and that he is authorized by Betty S. Hunley, to execute this instrument on her behalf, as evidenced by a recorded Power of Attorney.

Witness my hand this 25th day of October, 2017.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, Michelle Catherine Hunley Hollis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of October, 2017.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 25th day of October, 2017.

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

Notary Public

My Commission Expires:_____