39B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 54088 DEEDWARR
02/02/2018 09:22:32 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50

20180202-0010708

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Baird Graham Company, L.L.C., a Tennessee limited liability company	Same	131-01-0-065.00
(NAME)	(NAME)	
P.O. Box 150645	P.O. Box 150645	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(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, **The Estate of Rose J. Cooper,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Baird Graham Company, L.L.C., a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of B.N. Stammer Subdivision of record in Plat Book 1424, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 113.79 on the North side of Castleman Drive and runs back between lines, 205.25 feet on the West line and 197.9 feet on the East line to a dead line in the rear on which it measures 138.7 feet.

Being the same property conveyed to Charles H. Cooper and wife, Rose J. Cooper by Warranty deed from Brookside Homes, Inc., a Tennessee Corporation of record in Book 1584, page 475, Register's Office for Davidson County, Tennessee, dated May 13, 1948 and recorded on May 13, 1948. Said Charles H. Cooper died on June 10, 1994. Said Rose J. Cooper died July 24, 2017. The Last Will and Testament of Rose J. Cooper was probated in The Seventh District Court of Davidson County, TN, Docket No. 17P-1413. John Cooper was authorized to execute this conveyance for Gary L. Cooper by Order of Seventh Circuit Court for Davidson County, TN, Docket No. 15P-281.

unimproved ☐

This is improved ☑ property, known as 2204 Castleman Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Map of record in Book 1424, page 23; all of record in the Register's Office for Davidson County, Tennessee.

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 my/our hands this 31st day of January, 2018.

THE ESTATE OF ROSE J. COOPER

By: Donna Durkee
Its: Co-Executor

By: John Cooper
Its: Co-Executor

Devisees of the Last Will and Testament of Rose J. Cooper

Donna Durkee

John C. Cooper

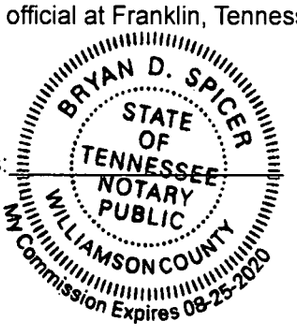
Joe Cooper

Gary L. Cooper
By: John Cooper, Conservator

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donna Durkee and John Cooper with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Co-Executors of The Estate of Rose J. Cooper and that they as such Co-Executors executed the foregoing instrument for purposes therein contained, by signing the name of the entity by Donna Durkee and John Cooper as Co-Executors.

WITNESS my hand and official at Franklin, Tennessee, seal this 31st day of January, 2018.



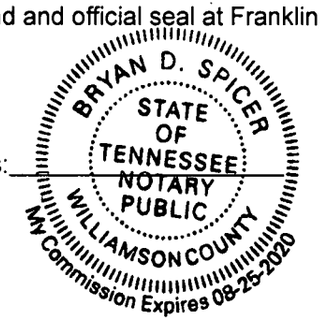
My Commission Expires: _____

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Donna Durkee, John C. Cooper and Joe Cooper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of January, 2018.



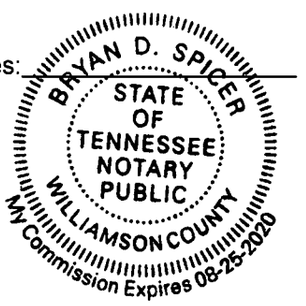
My Commission Expires: _____

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, John Cooper with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Conservator for Gary L. Cooper and that he as such Conservator executed the foregoing instrument for purposes therein contained, by signing the name of Gary L. Cooper by John Cooper as Conservator.

WITNESS my hand and official at Franklin, Tennessee, seal this 31st day of January, 2018.



My Commission Expires: _____

Notary Public