Bill Garrett Davidson County
Batch# 88906 DEEDWARR
05/04/2018 03:45:08 PM 2 pgs
Fees: $13.00 Taxes: $5,176.30
20180504-0043026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

File No.: AGL-18-MHARDIN-207

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H, G AND V, GP	FIRST ADVANTAGE BANK	09215003800
(NAME)	(NAME)	
207 23RD AVENUE N	1430 MADISON ST	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	CLARKSVILLE, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **LINDSEY W. COOPER, SR AND WIFE, KIMBERLY W. COOPER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **H, G AND V, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 60 feet of the Easterly 185 feet of Lots Nos. 123 and 124 in the plan of Elliston Property, also the North half of the East 185 feet of an alley 16 feet wide in the rear of said two (2) lots, as shown of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to wit:

Beginning at a point on the West side of 23rd Avenue North, formerly Elliston Avenue, 203 feet North of the center of Church Street; thence running North 68 feet with the West side of 23rd Avenue, North; thence at right angles West 185 feet to the center of an alley 16 feet wide; thence with the center of said alley, at a right angle South 68 feet; and thence at a right angle East 185 feet to the beginning.

Being the same property conveyed by Warranty Deed from Dr. C. Joseph Ladd, Dr. Jack C. Schmitt and wife, Joan R. Schmitt to Lindsey W. Cooper, Sr. and wife, J. Maxine Duke Cooper, as recorded on the 28th day of August, 1986 in Deed Book 6962, Page 271; Final Decree of Divorce in Book 10272, Page 579; Corrected Quitclaim Deed from Maxine Duke Cooper to Lindsey Wade Cooper, Sr., as recorded on the 2nd day of June, 1997 in Deed Book 10474, Page 933; Quitclaim Deed from Lindsey Wade Cooper, Sr. to Lindsey Wade Cooper, Sr. and wife, Kimberly W. Cooper, as recorded on the 28th day of July, 2005 in Instrument No. 20050728-0088220 and Scrivener's Affidavit in Instrument No. 20080822-0086500, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 207 23RD AVENUE N, NASHVILLE, TN 37203
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 30th day of April, 2018.

LINDSEY W. COOPER, SR

KIMBERLY W. COOPER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY W. COOPER, SR and KIMBERLY W. COOPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2018.

Notary Public
My Commission Expires: 1-3 22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171