File Box 8

Bill Garrett Davidson County
Batch# 98306 DEEDWARR
05/30/2018 02:38:20 PM 2 pgs
Fees: $13.00 Taxes: $615.68

20180530-0051612

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,400.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 OF May, 2018.

_____
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW LAWRENCE, ET UX	**Matthew Lawrence, Et Ux**	**092-09-0-326.00**
(NAME) **2110 ELLISTON PLACE, APT. 514**	(NAME) **2110 Elliston Place, Apt. 514**	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, STEVEN PAUL NUNLEY, CHRISTOPHER PAUL NUNLEY, AND DARLENE MARIE NUNLEY, BEING THE SOLE HEIRS AT LAW OF GLADYS M. NUNLEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW LAWRENCE AND KAREN LAWRENCE, HUSBAND AND WIFE,** 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 the east 25 feet of Lot No. 62 on the Plan of the Resubdivision of the Wilcox Subdivision, of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee. Said part of Lot No. 62 fronts 25 feet on the north side of Felicia Avenue and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Oscar Cooper, Jr. and wife, Viola Ross Cooper, from Haywood Realty Company, a Tennessee Corporation, by deed dated October 17, 1970, of record in Book 4456, Page 252, Register's Office for Davidson County, Tennessee. The said Viola Ross Cooper having since died September 20, 1984, leaving Oscar Cooper, Jr., the surviving tenant by the entirety. Being further conveyed to Gladys Cooper Nunley, as her sole and separate estate, from Oscar Cooper, Jr., an unmarried person, by Quitclaim Deed dated March 17, 1986, of record in Book 6806, Page 465, said Register's Office. The said Gladys Cooper Nunley a/k/a Gladys M. Nunley having since died intestate July 3, 2010, leaving Steven Paul Nunley, Christopher Paul Nunley, and Darlene Marie Nunley as her sole heirs at law. See Affidavit of Heirship as to the Heirs at Law of Gladys M. Nunley of record in Instrument No. 20140908-0082072, said Register's Office.

See Limited Powers of Attorney for Christopher Paul Nunley and Darlene Marie Nunley of record in Instrument No. 20180227-0018448 and Instrument No. 20180207-0012386, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 421, Page 42 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **3312 C FELICIA STREET, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (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 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; 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 our hands this 30 day of May, 2018.

Steven Paul Nunley

STEVEN PAUL NUNLEY

Darlene Marie Nunley by Steven Paul Nunley her attorney in fact

DARLENE MARIE NUNLEY
By: Steven Paul Nunley, her Attorney in Fact

Christopher Paul Nunley by William L. Smith his Atty in fact

CHRISTOPHER PAUL NUNLEY
By: William L. Smith, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Paul Nunley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of May, 2018.

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

My commission expires: **November 5, 2018**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2018, before me personally appeared **William L. Smith, Attorney in Fact for Christopher Paul Nunley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Christopher Paul Nunley**, and who acknowledged that he executed the same as the free act and deed of **Christopher Paul Nunley**.

Witness my hand and official seal at office this 30th day of May, 2018.

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

My commission expires: **November 5, 2018**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of May, 2018, before me personally appeared **Steven Paul Nunley, Attorney in Fact for Darlene Marie Nunley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Darlene Marie Nunley**, and who acknowledged that he executed the same as the free act and deed of **Darlene Marie Nunley**.

Witness my hand and official seal at office this 30th day of May, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public