Bill Garrett Davidson County
Batch# 110405 DEEDWARR
06/29/2018 09:33:16 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20180629-0062939

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

APRIL GRISHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES JANUARY 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Erik Lee Cooper, a single man | NEW OWNER (NAME) | |
| 1804 Burland Cresent (ADDRESS) | (ADDRESS) | 071-16-0-A-028.00CO |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James C. Bowles, Jr., a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Erik Lee Cooper, a single man, hereinafter called the Grantees, 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 UNIT NO. 28 ON THE PLAN OF THE FLATS AT HIGHLAND HEIGHTS OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FLATS AT HIGHLAND HEIGHTS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, IN INSTRUMENT NO. 20150203-0010060, AS AMENDED IN INSTRUMENT NO. 20150609-0054331, AND IN INSTRUMENT NO. 20151117-0116729, SAID PLAN BEING SHOWN ON EXHIBIT B TO THE AMENDMENT IN INSTRUMENT NO. 20150609-0054331, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES C. BOWLES, JR., AN UNMARRIED MAN BY WARRANTY DEED FROM D223, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20161018-0109942, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ERIN C. BOWLES JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 719 Douglas Avenue, Unit #12, Nashville, TN 37207
(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, 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 hand(s) this 28th day of June, 2018.

**WARRANTY DEED**
(Continued)

James C. Bowles, Jr.

Erin C. Bowles

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Bowles, Jr. and Erin C. Bowles, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-20-2019

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072