WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

R-TWG-18-734

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Forrest Wilson Wattenbarger, Jr.	**Same as New Owner**	
(NAME) **734 General George Patton Road**	(NAME)	**142-9-F-734.00CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JOYCE C. COOPER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FORREST WILSON WATTENBARGER, JR., A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 734, together with the carport designated as No. 734-C, on the Amended Condominium Apartments Final Plan of River Plantation, Section VIII, Phase II, as established by Master Deed of record in Book 7417, Page 396, and as shown on the Plan of record in Plat Book 6900, Pages 514, 515, 516 and 517, as amended in Plat Book 6900, Pages 654, 655, 656 and 657, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce C. Cooper and Christopher B. Cooper, wife and husband, by Warranty Deed from Linda Monday Mercer, Successor Trustee of the Joseph L. Mercer II Trust UAD July 14, 1995, recorded August 20, 2013 in Instrument No. 20130820-0087473, Register's Office for Davidson County, Tennessee. he said Christopher B. Cooper having since died on September 15, 2016, leaving the said Joyce C. Cooper as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Property Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 6900, Pages 514 through 517, amended in Plat Book 6900, Pages 654 through 657, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 7389, Page 294, said Register's Office.
- By Laws of record in Book 7417, Page 413, amended in Instrument No. 20170921-0096904, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7417, Page 396, amended in Instrument No. 20180529-0051185, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 7402, Page 591, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **734 General George Patton Road, Nashville, Tennessee 37221**.

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(S), 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.

Bill Garrett Davidson County
Batch# 124650 **DEEDWARR**
08/03/2018 04:13:32 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180803-0076642

Witness my/our hand(s) this the 2nd DAY OF AUGUST, 2018.

Joyce C. Cooper

Joyce C. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE C. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2018.

Notary Public
My Commission Expires: 6/20/21
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212