Karen Y Johnson Davidson County
Batch# 172741 DEEDWARR
12/11/2018 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20181211-0120695

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 218361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/22/2019
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-656

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Garrett C Blakley and Carrie T Blakley	Garrett C Blakley and Carrie T Blakley	083 01 0 148.00
(NAME) 1032 Sharpe Avenue	(NAME) 1032 Sharpe Avenue	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MATTHEW J. COOPER, TRUSTEE OF THE 1032 SHARP AVENUE TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRETT C BLAKLEY AND CARRIE T BLAKLEY, 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 Easterly half of Lot No. 13, on the Map of W. H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee. Said part of Lot No. 13 fronts 50 feet on the Southerly side of Sharpe Avenue and runs back between parallel lines
168 feet to alley.

Being the same property conveyed to Matthew J. Cooper, Trustee of the 1032 Sharp Avenue Trust, by Quitclaim Deed, from Brian L. Cooper and Valerie L. Cooper, dated January 1, 2018, recorded January 29, 2018, of record in Instrument No. 20180129-0008819, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Brian L. Cooper and wife, Valerie L. Cooper, by Warranty Deed, from Royce Ann Vaughn, unmarried, dated July 27, 2016, recorded July 28, 2016, of record in Instrument No. 20160728-0077832, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1032 Sharpe Avenue, Nashville, TN 37206
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 5 day of December, 2018.

1032 Sharp Avenue Trust

BY: _____ Trustee
Matthew J. Cooper
Trustee

STATE OF ~~TENNESSEE~~ California
COUNTY OF Ventura

On this 5 day of December, 2018, before me personally appeared Matthew J. Cooper, Trustee of the 1032 Sharp Avenue Trust to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Williamson~~ Ventura County, ~~Tennessee~~ California this 5 day of December, 2018.

Commission Expires: 4-1-2020

_____
Notary Public

DIRK E. WHITE
COMM. #2145146
Notary Public - California
Ventura County
My Comm. Expires Apr. 1, 2020

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

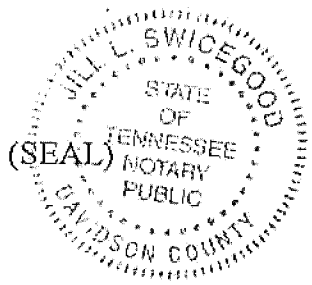
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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