PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 177257 **DEEDWARR**
12/21/2018 03:07:07 PM 2 pgs
Fees: $13.00 Taxes: $997.15

20181221-0124576

W & I Ref: (RE) Title No.: 60224
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cole W. Musial Erica L. Werden 327 Blue Hills Drive Nashville, TN 37214	State Farm Bank, FSB, ISAOA P.O. Box 419001 St. Louis, MO 63141-9001

TAX MAP PARCEL NUMBERS: 09511005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathan Quintin Cooper and Erin Nicole Bingham Cooper, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cole W. Musial and Erica L. Werden, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Merry Oaks of record in Book 1835, pages 67 and 68, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin Nicole Bingham and Nathan Quintin Cooper as joint tenants with right of survivorship by Warranty Deed from Ernest Dale Tubb, III, unmarried, dated October 7, 2013 and recorded on October 8, 2013 of record in Instrument No. 20131008-0105756, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 09511005600.
The Plan, with Owner's Certificate, of record in Book 1835, page 67 and 68, said Register's Office, which Plan shows a 40 foot minimum building set back line from Blue Hills Drive and a 10 foot easement for public utility purposes along the rear and northerly side lines of said lot.
By instrument of record in Book 2807, page 139, said Register's Office, the public utility easement along the northerly line was reduced to a width of 5 feet.

This is improved property, known as 327 Blue Hills Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of December, 2018.

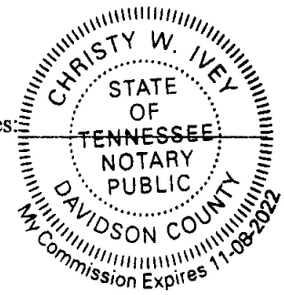
Nathan Quintin Cooper **Erin Nicole Bingham Cooper**

State of Tennessee

County of Davidson

On this 20th day of December, 2018, before me the undersigned authority, personally appeared Nathan Quintin Cooper and Erin Nicole Bingham Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $269,500.00.

Affiant

Sworn and subscribed before me this 20th day of December, 2018.

Notary

My Commission Expires: _____

