Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-1332

Karen Johnson Davidson County
Batch# 184021 **DEEDWARR**
01/15/2019 03:11:14 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20190115-0004252

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of January, 2019

Carmen Coats
Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
K&D Werks, LLC 1423 Stratton Avenue Nashville, TN 37206	NEW OWNER	083-06-0-192.00

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, I/WE,

Michael D. Cooper, sole heir of Peggy Delores Cooper and Michael D. Cooper, Administrator of the Estate of Peggy Delores Cooper

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

K&D Werks, LLC, a Tennessee Limited Liability Company

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 "westerly half of Lot No. 12" on the Map of "Sneed and Hamilton's Resubdivision of Lots 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in the First Subdivision of Brownsville", as of record in Book 161, Page 149, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID part of Lot No. 12 fronts 50 feet on the southerly side of Fall Street and runs back between parallel lines, with the easterly margin of Scott Avenue 130 feet to an alley.

BEING the same property conveyed to Peggy Cooper by Quitclaim Deed from Bobby D Locke, Sr., dated 4/1/14 and recorded 4/3/14 in Instrument Number 20140403-0027928, Register's Office for Davidson County, Tennessee. Peggy Coper (a/k/a Peggy Delores Cooper) died intestate on 8/3/18, and pursuant to Order of Intestate Administration and Letters of Administration filed 8/30/18 in Docet No. 18P-1472 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Michael D. Cooper, son and sole surviving heir, was appointed Administrator.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 200 Fall Street, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of January, 2019.

Michael D. Cooper, sole heir of Peggy Delores Cooper

Michael D. Cooper, Administrator of the Estate of Peggy Delores Cooper

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael D. Cooper, sole heir of Peggy Delores Cooper,** 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 at Hendersonville, Tennessee this 11th day of January, 2019.

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)



STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael D. Cooper, Administrator of the Estate of Peggy Delores Cooper,** 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.

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My Commission Expires: 9.22.20

(Notary Seal)

