WARRANTY DEED

Karen Johnson Davidson County
Batch# 219191 DEEDWARR
04/17/2019 02:31:13 PM 2 pgs
Fees: $13.00 Taxes: $517.63

20190417-0035380

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Elizarose Drewyor Cooley	new owner	
(NAME)	(NAME)	
1290 Massman Drive		107-14-0A-023.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WILLIAM SCOTT GRIFFITH, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMA ELIZAROSE DREWYOR COOLEY, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE, HER 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 part of the plan of Copperfield Terrace Condominiums, of record in Book 6250, Page 50, Register' s Office for said County, the part hereby described as being Unit No. 23 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790, said Register's Office.

There is conveyed with the above described planned unit development lot an undivided interest in and to the general and/or restricted common areas and facilities of Copperfield Terrace Condominiums as said areas are set forth and defined in the Master Deed and Bylaws of record in Book 6326, page 790, said Register' s Office.

Being the same property conveyed to William Scott Griffith, an unmarried person, by Warranty deed from Paulette Lowe, an unmarried person, of record in Instrument No. 20011214-0138154 Register's Office for Davidson County, Tennessee. William Scott Griffith has since married. Kellie Griffith, spouse of William Scott Griffith, has never lived at this property

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1290 Massman Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-19-1290

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 hand this 12 day of April, 2019

William Scott Griffith

WILLIAM SCOTT GRIFFITH

STATE OF FLORIDA
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Scott Griffith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2019.

Commission expires: June 17, 2021

Pamela L Roberts
Notary Public

PAMELA L. ROBERTS
MY COMMISSION # GG 074716
EXPIRES: June 17, 2021
Bonded Thru Notary Public Underwriters