Karen Johnson Davidson County
Batch# 220437 **DEEDWARR**
04/22/2019 04:03:59 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20190422-0036910

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Meredith May
Affiant

Subscribed and sworn to before me, this 18TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Steven Lovett and Rachelle Lovett, husband and wife	EASTMAN CREDIT UNION (NAME)	
1939 Pinehurst Drive (ADDRESS)	2021 MEADOWVIEW LANE (ADDRESS)	073-09-0-218.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	KINGSPORT, TN 37660 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Howard Cooper,and wife Margo Lynn Moss Cooper, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Steven Lovett and Rachelle Lovett, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOT 57, ON THE PLAN OF RIVERWOOD HEIGHTS, SECTION 8, AS SHOWN ON PLAT OF RECORD IN BOOK 3842, PAGE 157, AMENDED IN BOOK 5676, PAGE 279, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MELVIN COOPER AND WIFE, EVELYN M. COOPER, BY WARRANTY DEED FROM JAY C. EVANS, A SINGLE PERSON, OF RECORD IN BOOK 5758, PAGE 327, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JUNE 15, 1981 AND RECORDED ON JUNE 17, 1981. THE SAID MELVIN COOPER WAS PREDECEASED BY HIS WIFE, EVELYN M. COOPER. MELVIN COOPER HAVING SINCE DIED ON DECEMBER 18, 2018 .SAID PROPERTY WAS DEVISED TO JAMES HOWARD COOPER IN FEE, AND MARGO LYNN MOSS COOPER, A LIFE ESTATE, BY THE WILL OF MELVIN A. COOPER, ADMITTED TO PROBATE, BY COURT ORDER FROM THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 19P177, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MARCH 1, 2019.

THIS CONVEYANCE IS SUBJECT TO 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1939 Pinehurst Drive, Nashville, TN 37216
(House Number) (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.

Witness my/our hand(s) this 18th day of April, 2019.

WARRANTY DEED
(Continued)

James Howard Cooper

Margo Lynn Moss Cooper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Howard Cooper,and wife Margo Lynn Moss Cooper, the herein bargainor(s), 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, this the 18th day of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072