Karen Johnson Davidson County
Batch# 230607 DEEDWARR
05/16/2019 08:35:27 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10
20190516-0046041

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $283,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2019.

Notary Public

My commission expires: Commission Expires Nov 3, 2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

BOX 10-A

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Connie Sue Frensley and Phillip S. Cooper	SAME	142-09-0D-094.00
1031 General George Patton Rd.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lon M. Wilhelms, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Connie Sue Frensley and Phillip S. Cooper, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

A certain condominium apartment of Davidson County, Tennessee, being Unit 1031 together with the carport designated 1031-C, SECTION SIX, PHASE ONE, RIVER PLANTATION Condominiums, of record in Book 5200, Page 359-360, in the Register's Office, DAVIDSON County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lon M. Wilhelms, a married woman by Warranty Deed from Lois Pfeiffer, unmarried, of record in Instrument No. 20041004-0119043, in the Register's Office of Davidson County, Tennessee, dated October 1, 2004 and recorded October 4, 2001. The subject property is not now, nor has ever been the marital residence of Lon M. Wilhelms.

This is improved property known as **1031 General George Patton Rd., Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of May, 2019.

Lon M. Wilhelms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lon M. Wilhelms, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of May, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000068-528