WARRANTY DEED

Karen Johnson Davidson County
Batch# 243613 DEEDWARR
06/17/2019 08:22:09 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190617-0057628

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2019.

Notary Public

My commission expires: 9/7/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Pershing Cooper, Jr. **Laurie Stone Cooper**	Owner	116-16-0-A 00400co
4118 Estes Road		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer Caver and Giles Caver, Co-Trustees of the Cherrie Ann Forte Farnette Living Trust under agreement dated January 22, 2007, as amended and restated on April 20, 2011

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Pershing Cooper, Jr. and Laurie Stone Cooper

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 Condominium Unit No. 2B, together with the appurtenant interest in the common elements of The Garden Condominiums horizontal property regime, established by Master Deed, of record in Book 5537, Page 793, and amended in Book 5810, Page 168, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the Amendment to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of The Garden of record in Plat Book 5200, Page 224, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry S. Forte, unmarried, by Deed dated September 26, 2005, from Richard Rogers, IV, married, and Elizabeth Childress, married, a/k/a Elizabeth R. Childress, of record in Instrument No. 20051005-0120074, Register's Office for Davidson County, Tennessee, and further conveyed to the Henry S. Forte Living Trust dated May 10, 2006, Henry S. Forte, Trustee, by Quitclaim Deed dated May 10, 2006 from Henry S. Forte, of record in Instrument No. 20060519-0059112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cherrie Ann Forte Farnette, a fifty percent (50%) undivided interest, by Quitclaim Deed dated May 10, 2006 from Henry S. Forte, of record in Instrument No. 20060519-0059116, said Register's Office. Henry S. Forte died on June 19, 2006. Cherrie Anne Forte Farnette, the Successor Trustee of the Henry S. Forte Living Trust conveyed to Cherrie Ann Forte Farnette, by Quitclaim Deed dated October 23, 2006, of record in Instrument No. 20061101-0135499, Register's Office for Davidson County, Tennessee, and further conveyed to Cherrie Ann Forte Farnette, Trustee of the Cherrie Anne Forte Farnette Living Trust, established by the Revocable Trust Agreement of Cherrie Anne Forte Farnette dated January 17, 2007, by Quitclaim Deed dated January 22, 2007, from Cherrie Ann Forte Farnette, of record in Instrument No. 20070125-0010048, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan as shown as Exhibit "B" to the amended Master Deed of record in Book 5810, Page 168, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Master Deed of The Garden Condominiums, of record in Book 5537, Page 799, amended in Book 5810, Page 168, and amended in Instrument No. 20140509-0039947, said Register's Office. The amended instrument in 20140509-0039947 mentions the Master Deed in Book 10303, Page 698 (Aspen Heights) and amended in Book 5810, said Register's Office. 3) By-Laws of The Garden Condominiums Homeowners' Association, Inc. of record in Book 5537, page 799, Register's Office for Davidson County, Tennessee. 4) Charter of Incorporation of The Garden Condominium Homeowners' Association, Inc. of record in Book 5815, page 975, Register's Office for Davidson County, Tennessee. 5) Charter of Incorporation of The Garden Lots 1 and 2 Condominium Association of record in Book 8837, Page 614, said Register's Office. 6) All matters appearing on the Plan of record as Book 5200, Page 224, Register's Office of Davidson County, Tennessee. 7) Easement for Sewer of record in Book 5797, Page 371, Register's Office for Davidson County, Tennessee. 8) Easement for right of way of record in Book 4285, Page 371, Register's Office for Davidson County, Tennessee. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4118 Estes Road, Nashville, TN 37215**

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 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 **10th** day of **June, 2019.**

Co-trustee

Jennifer Caver, Co-Trustee of the Cherrie Ann Forte Farnette Living Trust

Co-Trustee

Giles Caver, Co-Trustee of the Cherrie Ann Forte Farnette Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jennifer Caver and Giles Caver, Co-Trustees of the Cherrie Ann Forte Farnette Living Trust,** the within named sellers, 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 Nashville, Tennessee, this **10th** day of **June, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.