1259-19

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2019.

Notary Public

COMMISSION EXPIRES: SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

PREPARED BY: RANKIN TITLE & ESCROW CORP

RETURN T

Karen Johnson Davidson County
Batch# 247254 **DEEDWARR**
06/24/2019 09:38:36 AM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20190624-0060593

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol L. Mascolo	NEW OWNER	142-13-0C-034.00-C
(NAME)	(NAME)	
8566 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **W. Richard Cooper, Trustee of the W. Richard Cooper Living Trust u/a/d April 16, 2004 as restated on March 16, 2011,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol L. Mascolo,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit No. 8566, together with the carport designated as No. 8566-C, in River Plantation, Section Ten, Phase 11-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase 11-D, Condominium Apartments, recorded in Plat Book 9700, Pages 203 and 204, Register's Office for Davidson County, Tennessee, and as further established in Master Deed of record in Book 9394, Page 598, as amended in Book 10136, Page 708 and Instrument 20081203-0117317, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase 11-D, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof of the same as though copied herein.

Being the same property conveyed to W. Richard Cooper, Trustee of the W. Richard Cooper Living Trust u/a/d April 16, 2004 as restated on March 16, 2011 by Deed dated May 5, 2014 from Daniel Kennedy and wife, Kayla Hoffman Kennedy, recorded May 7, 2014, in Instrument Number 20140507-0038806, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 8566 Sawyer Brown Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (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, successors 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, successors 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 our hands this 21st day of June, 2019.

Trustee of the W. Richard Cooper Living Trust u/a/d
April 16, 2004 as restated on March 16, 2011

By: _____ Trustee
W. Richard Cooper, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared W. Richard Cooper, Trustee The W. Richard Cooper Living Trust u/a/d April 16, 2004 as restated on March 16, 2011, 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 in his capacity as Trustee and for the purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2019.

_____
Shannon Philbin
Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023