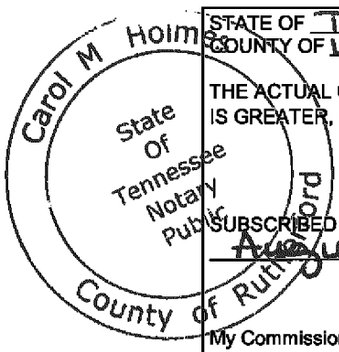
Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19070030



STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF August 2019.

NOTARY PUBLIC

My Commission expires: 3/31/20

Address of New Owner
Melanie A. Cooper
7434 Huntwick Trail
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
127-00-0-161.00

Karen Johnson Davidson County
Batch# 270877 DEEDWARR
08/13/2019 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190813-0080710

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ben P. Avery and Jenna Avery, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Melanie A. Cooper, an unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section 2, Huntwick Estates, of record in Book 4860, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ben P. Avery and Jenna Avery, husband and wife, by Warranty Deed from Reeves Smith and wife, Molly Smith, dated 09/30/2016 and recorded on 10/05/2016 in Instrument No. 20161005-0105261, Register's Office for Davidson County, Tennessee.

This is property generally located:
7434 Huntwick Trail, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 4860, Pages 89 and 90, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Ben P. Avery and Jenna Avery** has/have caused this instrument to be executed, this the 9 day of Aug, 2019.

Ben P. Avery

Jenna Avery

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ben P. Avery and Jenna Avery,** 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.

This the 9 day of Aug, 2019.

My commission Expires: 8.22.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M. Holmes

State of Tennessee

County of Williamson

Personally appeared before me, Debra Loe, a notary public for this county and state, Carol M. Holmes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe, Notary Public

My Commission Expires: 11/8/22

