WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on 08/12/19.

NOTARY PUBLIC
My Commission Expires:

Karen Johnson Davidson County
Batch# 271103 DEEDWARR
08/14/2019 09:28:18 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20190814-0081017

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian Bevans 2310 Elliott Ave, Unit 106 Nashville, Tennessee 37204	Brian Bevans 2890 Barbados Drive Eugene, OR 97408	105140C10600CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Theodore Cook and wife, Donna D. Cook, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Brian Duke Bevans, Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011, hereinafter called "**GRANTEE**," his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0 I 10745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.
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> Being the same property conveyed to Theodore Cook, and wife, Donna D. Cook, by Warranty Deed from Jessica Marie Kopperud and Lars Kopperud, wife and husband, recorded on the 2nd day of August, 2016 in Instrument No. 20160802-0079665, in the Register's Office of Davidson County, Tennessee.
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> This is improved property known as 2310 Elliott Avenue, Apt 106, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to

the said land to the said GRANTEES, their 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 on 08/09/19.

Theodore Cook

Donna D. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/9/19, before me personally appeared Theodore Cook and Donna D. Cook, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/9/19

Morgan Harrison
State of Tennessee
Notary Public
Davidson County

NOTARY PUBLIC

My Commission Expires: 11-08-2021 MH