THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822053

Karen Johnson Davidson County
Batch# 282988 **DEEDWARR**
09/09/2019 02:56:09 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20190909-0090952

VIRGINIA ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Heller 1710 Marsden Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072-12-198.00

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 of which is hereby acknowledged, **Allison E. Cooley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Heller, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 20 feet of Lot No. 135 and the Easterly 41 feet 8 inches of Lot No. 136 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page 60 and 61, in the Register's Office for Davidson County, Tennessee. Said parts of Lot Nos. 135 and 136 adjoin and front together 61 feet 8 inches on the Southerly margin of Marsden Avenue and extend back between parallel lines, 150.0 feet to a dead line.

Being the same property conveyed to Allison E. Cooley by Warranty Deed from Meredith Gould, recorded on the 28th day of February, 2013 in Instrument No. 20130228-0020357, in the Register's Office of Davidson County, Tennessee.

Lane Schmus joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSIDE DRIVE SUBDIVISION, as recorded in Plat Book 974, Page(s) 60 and 61, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1710 Marsden Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2019.

Allison E. Cooley

Lane Schmus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison E. Cooley*, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. *and Lane Schmus

Witness my hand, at office, this 29th day of August, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022