WARRANTY DEED

Karen Johnson Davidson County
Batch# 291480 DEEDWARR
09/26/2019 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190926-0097740

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071121

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James M. Fisco and James R. Fisco	Wells Fargo Bank, N.A.	
(NAME) 1412 Harwood Dr.	(NAME) 1150 W Washington Street	072-16-0-139.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Tempe, AZ 85281	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KURT A. COOPER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. FISCO, MARRIED AND JAMES M. FISCO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Porter Heights, Part Four, as of record in Plat Book 1424, Page 103, in the Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 65 feet on the West side of Harwood Drive and runs back between parallel lines 200 feet to a dead line.

Tract II:

Being the Easterly 125 feet of the Northerly 52.85 feet of Lot No. 64 on the Plan of Brownsville, of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and described according to a survey made by cantrell and Connell, Engineers, May 22, 195, as follows:

Beginning at the Southwest corner of Lot No. 3 on the Plan of Porter Heights, Section IV, as of record in Book 1424, Page 103, said Register's Office; thence Westwardly and parallel with the line between Lots 3 and 4, 125 feet; thence North 1048 minutes East 52.85 feet to a point in the South line of Lot No. 67, Plan of Brownsville; thence with said line South 86 Degrees, 49 minutes East 125 feet to a point in the West line of Lot No. 3, Porter Heights subdivision, Part IV; thence with said line, Southerly 52.85 feet to the beginning.

Being the same property conveyed to Kurt A. Cooper, unmarried by Warranty deed from Tammy J. Barnes, an unmarried woman of record in Instrument No. 20140903-0080619 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 03, 2014.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 1412 Harwood Dr, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (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 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 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 the 19th day of August, 2019

Kurt A. Cooper

Natalie Anne Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of August, 2019, before me personally appeared Kurt A. Cooper and Natalie Anne Cooper to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 19th day of August, 2019.

Commission Expires:

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Notary Public

True Copy Certification

I, Tracey Cerrato, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY