Karen Johnson Davidson County
Batch# 317013 DEEDWARR
11/18/2019 02:03:29 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30
20191118-0118748

WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Roesch and Deborah R. Roesch, husband and wife P.O. Box 1686 Safety Harbor, FL 34695	new owners	072-14-4N-002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew P. Cooke, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen Roesch and Deborah R. Roesch, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, on the plan of 1412 A Chester Avenue, a Planned Unit Development with Private Elements, as shown on Exhibit 'B' in the Declaration of Covenants, Conditions and Restrictions of record in Instrument 201708100081988 as corrected in Instrument #20180502-0041575, Registers Office of Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to DAC Homebuilders, LLC by Warranty Deed from Jo H. Evans, an unmarried woman, dated 06/19/2017 and recorded 06/22/2017, of record in Instrument 201706220062835, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew P. Cooke, an unmarried man by Warranty Deed from DAC Homebuilders, LLC, a Tennessee limited liability company dated 05/25/2018 and recorded 05/29/2018, of record in Instrument 201805290050773, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-19-14128

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1412 B Chester Avenue, Nashville, TN 37206

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 14th day of November, 2019.

Matthew P. Cooke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Matthew P. Cooke with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of November, 2019.

Alexis M. Cantrell
Notary Public

My Commission Expires: 09/22/2021

(SEAL)

