Karen Johnson Davidson County
Batch# 326602 DEEDWARR
12/09/2019 09:13:38 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20191209-0126551

WARRANTY DEED

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2019.

Notary Public

My commission expires: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew P. Cooke	Bank of America	Map 114-08-0-C Parcel 005.00co
7277 Charlotte Pike #108	P.O.Box 650070	
Nashville, TN 37209	Dallas, TX 75265-0070	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Melissa Jones, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew P. Cooke, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of West Park, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Park Homeowners' Association, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040304-0024541, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of West Park, Phase 1, shown on Exhibit "A" to the Declaration of Covenants of record in Instrument No. 20040304-0024541, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to John P. Kozub, unmarried and Mary Melissa Jones, unmarried, by Deed dated December 17, 2004 from NVR, Inc.,a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20041229-0153691, Register's Office for Davidson County, Tennessee. The said John P. Kozub having since died intestate on October 2, 2018, leaving his wife Mary Melissa Jones, and his children, Jonathan Anthony Michael Kozub and Robert Michael Kozub as his only heirs-at-law of John P. Kozub. Affidavit of Heirship dated November 27, 2019, of record in Instrument No. 20191204-0125238, said Register's Office. Quitclaim Deed dated November 28, 2019 to Mary Melissa Jones, unmarried, from Jonathan Anthony Michael Kozub, Heir-at-Law of John P. Kozub, of record in Instrument No. 20191205-0125858, said Register's Office. Quitclaim Deed dated November 27, 2019 to Mary Melissa Jones, unmarried, from Robert Michael Kozub, Heir-at-Law of John P. Kozub, of record in Instrument No. 20191205-0125860, said Register's Office. *Mary Melissa Jones and Mary M. Jones are one and the same.*

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A" to the Declaration of West Park as shown in Instrument No. 20040304-0024541, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plats in Instrument No. 20040624-0075135 and Instrument No. 20040624-0075136, said Register's Office. (3) Grant of Overhang Easement for electric power lines in Book 6301, Page 684, said Register's Office. (4) Stormwater Detention Agreement of record in Instrument No. 20030530-0073233, said Register's Office. (5) Conveyance of common area to West Park Homeowners' Association, Inc., of record in Instrument No. 20120731-0067330, said Register's Office. (6) Declaration of Covenants, Conditions and Restrictions of West Park Homeowners' Association, Inc., of record in Instrument No. 20040304-0024541 and amendment and supplement in Instrument No. 20041221-0151636 and further amended in Instrument No. 20050222-0018812 and By-Laws of West Park Homeowners' Association, Inc. appended thereto, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as 7277 Charlotte Pike #108, Nashville, TN 37209

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 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 **5th** day of **December, 2019.**

Mary Melissa Jones

Mary Melissa Jones

STATE OF FLORIDA)
COUNTY OF LEE **)**

Personally appeared before me, a Notary Public of said County and State, **Mary Melissa Jones,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at CAPE CORAL (city), FLORIDA (state), this **5th** day of **December, 2019.**

DOMINIQUE CORSI
Notary Public, State of Florida
My comm expires May 18, 2021
Commission Number GG 106254

Notary Public

My Commission Expires: May 18, 2021