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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 333172 DEEDWARR
12/23/2019 10:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20191223-0132108

WARRANTY DEED

Address New Owner(s):
Russell Cooper
2521 Pennington Bend Rd., #202
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 052140A03700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lee V. Thompson, Jr. and wife, Rebecca P. Thompson**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Russell M. Cooper and Bethany P. Cooper, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain property in Davidson County, Tennessee, described as Unit No. 37 of Pennington Villas Townhomes, a Horizontal Property Regime, located in Nashville, Tennessee, together with easements as established and described in a Master Deed of record in Instrument No. 20040811-0097169 as amended in Instrument No. 20070928-0115984, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Pennington Villas Townhomes, contained in the Master Deed recorded in Instrument No. 20040811-0097169 as amended in Instrument No. 20070928-0115984, said Register's Office and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

BEING the same property conveyed to Lee V. Thompson, Jr. and wife, Rebecca P. Thompson by Warranty Deed from Rebecca L. Gibbons, dated April 5, 2012, and filed at Instrument No. 20120411-0031138, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Declaration of Covenants, Conditions, Restrictions and By-Laws as set out in the Master Deed and amendment thereto; and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2521 Pennington Bend Road, #202, Nashville, TN 37214

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 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 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) as on the date shown on the Notary forms.

Lee V. Thompson, Jr.

Rebecca P. Thompson

STATE OF NORTH CAROLINA Hertford COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lee V. Thompson, Jr. and Rebecca P. Thompson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of December, 2019.

L. Marie Williams

My Commission Expires: 6-25-2023 Notary Public

L. MARIE WILLIAMS NOTARY PUBLIC HERTFORD COUNTY, NC

201912230132108

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00

Affiant

Subscribed and sworn to before me this 20 day of December, 2019.

My Commission Expires: 4-13-22

Notary Public

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

