Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3412

Karen Johnson Davidson County
Batch# 362683 DEEDWARR
02/25/2020 09:02:29 AM 2 pgs
Fees: $13.00 Taxes: $490.25
20200225-0020566

A C HALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2020.

Notary Public

Commission Expires: 5-2-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anna Cooper 4958 Edmondson Pike #F31 Nashville, TN 37211	Guaranteed Rate 4410 N. Rawenswood Ave. Chicago, IL 60640	147-07-0B-031.00-CO

WARRANTY DEED

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,

Susan G. Roy-Sabourin NKA Susan G. Roy, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna Cooper, unmarried and Donald Cooper, married, joint tenants with rights 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:

Land in Davidson County, Tennessee, being Unit No. F-31, Parcel No. 31, in Woodlea Place Townhouses as of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Susan G. Roy-Sabourin by Warranty deed from Olin E. McFolin, a single person of record in Instrument No. 20051206-0146875 Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on Deceber 06, 2005. Susan G. Roy-Sabourin having since changed her name and is now known as Susan G. Roy.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 4958 Edmondson Pike, #F31, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

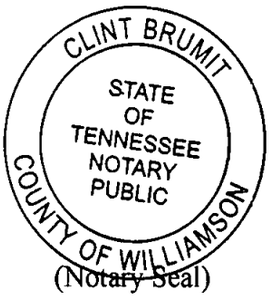
Dated this ~~the~~ 28th day of February, 2020.

Susan G. Roy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan G. Roy** 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 Brentwood, Tennessee this 28th day of February, 2020



(~~Notary Seal~~)

Notary Public
My Commission Expires: 11/19/23