This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6781

Karen Johnson Davidson County
Batch# 382434 DEEDWARR
04/07/2020 12:37:30 PM 5 pgs
Fees: $28.00 Taxes: $984.20
20200407-0036673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $266,000.00.

Julie Baig
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2020.

Carmen Coats
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dylan T. Cooley, Morgan Duff, and Thomas Cooley 7277 Charlotte Pike Unit 203 Nashville, TN 37209	CAPSTAR BANK 2002 RICHARD JONES RD STE 300A NASHVILLE, TN 37215	114-08-0C-096.00-CO

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I/we, **Jaimie Lynn Vix, aka Jamie Lynn Vix, an unmarried woman and Thomas Craig Vix and Judy Ann Vix, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dylan T. Cooley, a single man, Morgan Duff, a single woman, and Thomas Cooley, a married man, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/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 93 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541 and amended by First Amendment and Supplement to the Declaration of Covenants Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc., of record in Instrument No. 20041221-0151636, and further amended in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, and as further set out on the plan of West Park, Phase 2, of record as Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jamie Lynn Vix, unmarried, as to an undivided 50% interest (the "Individual Interest"), and Thomas Craig Vix and wife, Judy Ann Vix, as tenants by the entirety as to an undivided 50% interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship by Warranty deed from William T. Hitchcock and wife, Renee Fiander Hitchcock of record in Instrument No. 20130521-0051057 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 21, 2013.

Jaimie Lynn Vix and Jamie Lynn Vix is one and the same person.

This Instrument executed on behalf of Thomas Craig Vix ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 20200407003671, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This Instrument executed on behalf of Judy Ann Vix ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 20200407003672, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **7277 Charlotte Pike, Unit 203, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2020.

GRANTOR:

Jaimie Lynn Vix

Thomas Craig Vix by Jaimie Lynn Vix POA

Thomas Craig Vix by Jaimie Lynn Vix, his Attorney-In-Fact

Judy Ann Vix by Jaimie Lynn Vix POA

Judy Ann Vix by Jaimie Lynn Vix, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jaimie Lynn Vix, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2020.

Notary Public
My Commission expires: 10-2-23

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Thomas Craig Vix ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 31st day of March, 2020.

Notary Public
My Commission expires: 10-2-23

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Judy Ann Vix ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 31st day of March, 2020.

Notary Public
My Commission expires: 10-2-23

202004070036673

EXHIBIT "A"
TO Warranty Deed
From: Jaimie Lynn Vix, Thomas Craig Vix, and Judy Ann Vix
To: Dylan T. Cooley, Morgan Duff, and Thomas Cooley

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 31st day of March, 2020.

Notary Public
My Commission Expires: 10-2-23

202004070036673

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022