Karen Johnson Davidson County
Batch# 385564 DEEDWARR
04/14/2020 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,856.40
20200414-0038883

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $772,000.00

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Cooley and Ariel Cooley	Movement Mortgage, LLC	
(NAME)	(NAME)	
4200 Jamesborough Place	8024 Calvin Hall Rd.	131-7-H 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MARK LUTKOWITZ, TRUSTEE OF THE PATRICIA TEPPER LUTKOWITZ LEGACY TRUST DATED MARCH 21, 2018**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES COOLEY AND ARIEL COOLEY, HUSBAND AND WIFE**, 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 B of Homes at Jamesborough Place and Lone Oak Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Jamesborough Place and Lone Oak Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190924-0097034, amending Instruments No. 20010423-0039720 and 20020516-0060458, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Jamesborough Place and Lone Oak Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20190924-0097034, amending Instruments No. 20010423-0039720 and 20020516-0060458, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mark Lutkowitz, Trustee of The Patricia Tepper Lutkowitz Legacy Trust Dated March 21, 2018 by Quitclaim Deed from Patricia Tepper Lutkowitz and Mark Lutkowitz, Trustees of the Patricia Tepper Lutkowitz Living Trust dated June 30, 1989, of record in Instrument No. 20180323-0027337, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4200 Jamesborough Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 9 day of April, 2020

THE PATRICIA TEPPER LUTKOWITZ LEGACY TRUST DATED MARCH 21, 2018

BY: Mark Lutkowitz

MARK LUTKOWITZ, TRUSTEE

STATE OF VA

COUNTY OF Fairfax

Personally appeared before me, the undersigned notary public, Mark Lutkowitz with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of THE PATRICIA TEPPER LUTKOWITZ LEGACY TRUST DATED MARCH 21, 2018, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 9th day of April, 2020.

My Commission Expires

05/31/2020

LUBNA SHAFI
COMMONWEALTH OF VIRGINIA
ID# 4064227
NOTARY PUBLIC

Lubna Shafi
Notary Public

20200414003883

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