Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1163

Karen Johnson Davidson County
Batch# 400750 DEEDWARR
05/15/2020 08:27:03 AM 2 pgs
Fees: $13.00 Taxes: $2,408.70

20200515-0050403

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David F. Burns, as Settor and as Trustee of the David F. Burns Declaration of Trust dated August 2, 2006**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Cooper and Sandra Cooper, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 410 on the Plan of Map of Richland Realty Co's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David F. Burns, Trustee of the David F. Burns Declaration of Trust dated August 2, 2006, by Quit Claim deed from David F. Burns, a married man of record in Instrument No. 20061106-0137943 Register's Office for Davidson County, Tennessee, dated September 4, 2006 and recorded on November 6, 2006.

Being the same property conveyed to David F. Burns by Quit Claim deed from Elaine Burns Turk of record in Instrument No. 20050321-0030481 Register's Office for Davidson County, Tennessee, dated March 17, 2005 and recorded on March 21, 2005.

Being the same property conveyed to David F. Burns and Elaine Burns Turk by Quit Claim deed from Robbye H. Burns of record in Book 9764, page 258, Register's Office for Davidson County, Tennessee, dated August 16, 1995 and recorded on August 16, 1995.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 3703 Princeton Avenue, Nashville, TN 37205.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Michael Cooper<br>108 W. End Close<br>Nashville, TN 37205 | NEW OWNER | 104-05-0-168.00 |

**WITNESS THE EXECUTION HEREOF** this 12th day of May, 2020.

**David F. Burns, Trustee**

**David F. Burns, Settlor**

**State of Tennessee )**
**County of Davidson )**

On this 12 day of May, 2020, before me the undersigned, a Notary Public in and for the State and County aforesaid, David F. Burns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is Trustee and Settlor of the David F. Burns Declaration of Trust dated August 2, 2006,and is authorized to execute this instrument, and that he has executed this instrument on behalf of the David F. Burns Declaration of Trust dated August 2, 2006.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 651,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of May, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON