WARRANTY DEED

Karen Johnson Davidson County
Batch# 408383 **DEEDWARR**
06/01/2020 08:53:45 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10

20200601-0055842

O-BR-20-1010

WILLIAM E. GROVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael K. Cooper, II	**Altra Federal Credit Union**	
(NAME)	(NAME)	**105-05-0-408.00**
1010 Wade Ave	**1700 Oak Forest Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Onalaska, WI 54650**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAMANI DIALLO MAYNIE AND PRINCESS MAYNIE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL K. COOPER, II, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 7 on the unrecorded map of the Resubdivision of Lot No. 7 in Jones and Dudley's Addition as of record in Book 57, Page 147, Register's Office for said County, and described according to a copy of a survey thereof made may 17, 1947, by Harvey Geen, surveyor, as follows:

Said Lot No. 7 fronts 40 feet on the northerly side of wade avenue, formerly wallace avenue, and runs back between parallel lines, pqarallel to 241.75 feet west of the Westerly margin of 10th avenue South, 150 feet to an alley.

Being the same property conveyed to Damani Diallo Maynie, single and Princess Taylor, single by Warranty deed from Myra E. Beverly, single of record in Instrument No. 20050412-0040474 Register's Office for Davidson County, Tennessee, dated April 08, 2005 and recorded on April 12, 2005. Princess Taylor having since married Damani Diallo Maynie and is now known as Princess Maynie.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1010 Wade Ave, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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) this the 27 DAY OF MAY, 2020.

Damani Diallo Maynie

Princess Maynie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAMANI DIALLO MAYNIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

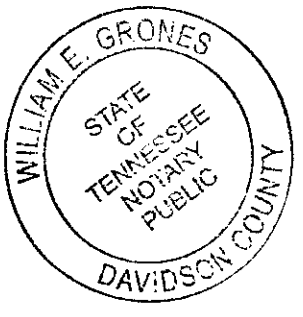


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRINCESS MAYNIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212