THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426686

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,473,341.75.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2020.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 417520 **DEEDWARR**
06/17/2020 01:04:20 PM 2 pgs
Fees: $13.00 Taxes: $5,451.36

20200617-0063207

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Cooke and Elon Slutsky 2501 Barton Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-11-0-256.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Anne Wildman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin Cooke and Elon Slutsky, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place , of record in Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELIZABETH A. WILDMAN AND DAVID WILDMAN, WIFE AND HUSBAND, by deed from MARY V. AYERS AND REBECCA SUSAN MAGINN, of record in Instrument No. 20130709-0070646, dated July 8, 2013, said Register's Office. Being further conveyed to ELIZABETH ANNE WILDMAN A/K/A ELIZABETH A. WILDMAN, A MARRIED WOMAN, by quitclaim deed DAVID SCOTT WILDMAN, of record in Instrument No. 20151109-0113845, dated October 16, 2015, said Register's Office.

Cary Bradbury joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-11-0-256.00.

Matters shown on the Plan of record in Book 421, page 9, said Register's Office.

Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20191223-0112964, said Register's Office.

This is improved property located at 2501 Barton Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of June, 2020.

Elizabeth Anne Wildman by Sam Coleman, her Attorney-in-Fact

Cary Bradbury by Sam Coleman, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Elizabeth Ann Wildman and Cary Bradbury and that he is authorized by Elizabeth Ann Wildman and Cary Bradbury to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of June, 2020.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY