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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 440970 DEEDWARR
07/21/2020 08:20:54 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20200721-0079669

WARRANTY DEED

Address New Owner(s):
Robert Lee Williams, Jr.
908 29th Avenue, North
Nashville, TN 37209

Send Tax Bills to:
New Owner

Map/Parcel: 092 06 0 041.00

FOR AND IN 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, I/we, **Michael Cothern, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Robert Lee Williams, Jr.**, hereinafter called the Grantee(s), her 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 Lot No. 2 on the map of the plan showing a re-subdivision of certain lots in the Midway, as of record in Book 3106, page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

INCLUDED in the above description but EXPRESSLY EXCLUDED therefrom is that portion of property conveyed to the State of Tennessee by deed filed in Book 4111, page 966, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael Cothern, a married person, taking as separate property, by Special Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the beneift of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates Series 2005-2, dated November 19, 2012, and filed in Instrument No. 20121130-0109793, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS conveyance is subject to: 2020 taxes, prorated and assumed and all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 908 29th Avenue, North, Nashville, TN 37209

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 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 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/our hand(s) as on the date shown on the Notary forms.

Michael Cothern

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Cothern,** the within named bargainor, 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.

Witness my hand and official seal at office, this 18th day of June, 2020.

Notary Public

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00

Affiant

Subscribed and sworn to before me this 18th day of June, 2020.

Notary Public

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022