THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 452014 **DEEDWARR**
08/06/2020 12:02:15 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20200806-0087537

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00

Affiant

Subscribed and sworn to before me, this 4 day of August, 2020.

Notary Public
My Commission Expires: 01.08.2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Nicole Bonnet-Mooncotch & Bret Bonnet 6048 Woodland Hills Dr., Nashville, TN 37211	New Owner	Tax Parcel ID No. 172-06-0A-037.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGORY COOLEY,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NICOLE BONNET-MOONCOTCH and BRET BONNET,*** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* wife and husband,

Land in Davidson County, Tennessee, being Lot No. 47, as shown on the map entitled Mountain View, Section One, Revision One, of record in Plat Book 9700, pages 562 and 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GREGORY COOLEY, UNMARRIED, by deed from ANDREW J. FLANIGAN AND WIFE, KATHERINE A. FLANIGAN of record in Instrument No. 20150602-0051028 dated May 28, 2015, said Register's Office.

ERIN COOLEY, spouse of GREGORY COOLEY, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This is improved property commonly known as: **6048 Woodland Hills Dr., Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 4 day of August, 2020.

GREGORY COOLEY

ERIN COOLEY

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 4th day of August, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____