Karen Johnson Davidson County
Batch# 490546 DEEDWARR
10/06/2020 01:28:02 PM 2 pgs
Fees: $13.00 Taxes: $897.25

20201006-0115796

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Dawn Martin
Affiant

Subscribed and sworn to before me, this 24TH DAY OF SEPTEMBER, 2020.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

THIS INSTRUMENT WAS PREPARED BY
Residential and Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda H. Walgrove, a single person	new owner (NAME)	
1515 Pleasant Hill Road (ADDRESS)	(ADDRESS)	121-00-0-273.0
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cory James Cooper, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amanda H. Walgrove, a single person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 1 on the Final Plat Subdivision of Cory Cooper Property, of record as Instrument 20200714-0076958, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete description.

Being part of the same property conveyed to Cory James Cooper, a married man by Warranty deed from Steve Luker, Trustee of the Paul Douglas Jennings Revocable Living Trust dated May 7, 2014 of record in Instrument No. 20170725-0074942 Register's Office for Davidson County, Tennessee, and being the same property quitclaimed from Cory James Cooper to Cory James Cooper by instrument of record as Instrument 20200519-0051804, said Register's Office.

This property is not a residence of the Grantor, spouse, or any dependent

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1515 Pleasant Hill Road, Nashville, TN 37214
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 the 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 land 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) this 24th day of September, 2020.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RE-20-1515

Together with and Subject to the septic easements described as Area 1 and Area 2 of record as Plat Instrument No. 20200714-0076958, Register's Office of Davidson County, Tennessee.

WARRANTY DEED
(Continued)

Cory James Cooper

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cory James Cooper, a married man, the herein bargainor(s), 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 24th day of September, 2020.

Notary Public

My Commission Expires: 7/9/2021

DANIELL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential and Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072