Karen Johnson Davidson County
Batch# 596325 DEEDWARR
03/22/2021 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210322-0037098

4013

Name and Address of New Owner:
Steven Christopher Martin
1000 Free Silver Road
Nashville, TN 37207

Send Tax Bills To:
Broker Solutions
PO Box 650076 Dallas, TX 75265

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 070-08-0 B-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cameron A. Cooley , an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Christopher Martin, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1000, Homes at 1000 Free Silver Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161220-0133478 as amended in Instrument No. 20180321-0026877 and being shown on Plat of Units 1000 and 1002 Free Silver Road, attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce Johnson, a single man, and Michael Gomez, a married man by Warranty deed from Go Homes, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180711-0067240 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on July 11, 2018. (Value of consideration shown in aforementioned deed $360,000.00.)

Being the same property conveyed to Cameron A. Cooley , an unmarried man by Warranty deed from Bruce Johnson, a single man and Michael Gomez, a married man of record in Instrument No. 20190411-0033246 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on April 11, 2019. (Value of consideration shown in aforementioned deed $358,500.00.)

Being also known as 1000 Free Silver Road Nashville, Tennessee 37210

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of March, 2021.

_____(SEAL)
Cameron A. Cooley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 18th day of March, 2021.

My Commission Expires
November 27, 2021

_____
Notary Public
My commission expires:

JUSTIN BRADLEY WARE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
18th day of March, 2021.

_____
Notary Public
My commission expires: 3-7-2023

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

File No. 2021-1395

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter

Notary Signature

My Commission Expires: January 10, 2023