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

CRT File No. 210736095

Karen Johnson Davidson County
Batch# 681672 **DEEDWARR**
07/22/2021 11:11:43 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20210722-0098504

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

KB
Affiant

Subscribed and sworn to before me, this 21st day of July, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Lynne Cooper and Brian Cooper 3000 Vanderbilt Place #235 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 02 4B 235.00

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, **Cliff Walker and Rhonda Walker, husband and wife and Emma K. Walker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Keith Cooper and Lynne Pucilowski Copper, Trustees of the Brian Keith Cooper and Lynne Pucilowski 1998 Revocable Trust, Established July 16, 1998**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 235 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313; as amended in Instrument No. 20070629-0077729; Instrument No. 20081016-0104201; Instrument No. 20101130-0095113; Instrument No. 20151228-0130187; Instrument No. 20170316-0025728; Instrument No. 20170816-0083852; Instrument No. 20171208-0125448; Instrument No. 20180213-0014078; Instrument No. 20181214-0121640; Instrument No. 20190318-0024128; Instrument No. 20190624-0060657; and in Instrument No. 20210304-0028708, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on exhibit to said Master Deed, as amended; together with a percentage interest in the common elements and voting percentages set forth in exhibit to said Master Deed, as amended.

Being the same property conveyed to Cliff Walker and wife, Rhonda Walker and Emma K. Walker, unmarried, as Tenants in Common with Rights of Survivorship, by Warranty Deed from Christia K. Thornton, married of record in Instrument No. 20170405-0033327, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on April 05, 2017. Emma K. Walker having since married.

Joe Kyle Kilgore, III 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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bristol Development Group , as recorded in Plat Instrument No. 20060801-0093560.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bristol West End, a Condominium Development of record in Instrument No. 20070503-0053313, as amended by instrument(s) of record in Instrument No. 20070629-0077729; Instrument No. 20081016-0104201; Instrument No. 20101130-0095113; Instrument No. 20151228-0130187; Instrument No. 20170316-0025728; Instrument No. 20170816-0083852; Instrument No. 20171208-0125448; Instrument No. 20180213-0014078; Instrument No. 20181214-0121640; Instrument No. 20190318-0024128; Instrument No. 20190624-0060657; and Instrument No. 20210304-0028708; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20050105-0001970.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20040615-0070569.

Easement recorded in Instrument No. 20060320-0031877 and Instrument No. 20060405-0039176.
Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20050603-0062976.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Twenty foot (20') sanitary sewer easement along the Easterly lot line of Lot 20 and the Westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.

This is improved property located at 3000 Vanderbilt Place #235 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 21st day of July, 2021.

Cliff Walker

Rhonda Walker

Emma K. Walker

Joe Kyle Kilgore III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cliff Walker and Rhonda Walker, and Emma K. Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2021.

Notary Public

My Commission Expires: _____

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires December 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe Kyle Kilgore III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2021.

Notary Public

My Commission Expires: _____

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires December 6, 2024