THIS INSTRUMENT WAS PREPARED BY
Mail to:
Bankers Title & Escrow Corp.
5107 Maryland Way Ste 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 752418 **DEEDWARR**
11/10/2021 09:48:15 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20211110-0150066

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **480,000.00.**

Kathy Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2021

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George L. Cooper		
1611 B Knowles St	New Owner	081-15-0-347.00
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Assurance Restoration and Roofing, Inc., a Tennessee corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George L. Cooper, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the west half of Lot No. 11, Underwood Plan, of record in Plat Book 21, Page 117, Registers Office for said County.

Said lot being at a point on the north side of Thompson Street, 100 feet east of the southeast corner of 17th Avenue North and Thompson Street and running thence Southwardly and parallel with said Hawthorne Street or 17th Avenue, North, 162 feet, more or less, to a fifty foot alley; thence with the northern margin of said alley 25 feet East, thence northwardly 162 feet, more or less, to the south side of Thompson Street; thence westwardly 25 feet to the place of beginning.

Being the same property conveyed to Assurance Restoration and Roofing, Inc, a Tennessee Corporation by Warranty deed from Ronald O. Miller, Trustee and Maxine W. Miller Trustee of The Ronald O. and Maxine W. Miller Living Trust U/A/D August 10, 2017 of record in Instrument No. 20200205-0013407 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 05, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1611 B Knowles St, Nashville, TN 37208.**

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 hand this the 9th day of November, 2021.

Assurance Restoration and Roofing, Inc.

BY: Frank M Vukelich

ITS: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Frank M. Vukelich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Assurance Restoration and Roofing, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 9th day of November, 2021.

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY