THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138373** Karen Johnson Davidson County Batch# 767299 **DEEDWARR** 12/03/2021 10:54:01 AM 2 pgs Fees: $13.00 Taxes $10,896.50 20211203-0160549	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $. 2,945,000.00 Affiant Subscribed and sworn to before me, this 2nd day of December, 2021. Notary Public My Commission Expires: 11/5/24 KRISTA LAIRD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Neil Hafer and Ashley Hafer 110 Lynnwood Terrace Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 07 0 033.00

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, **Brian L. Cooper and Valerie L. Cooper, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil Hafer and Ashley Hafer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 3, on the Map of Pendleton and Blairs Subdivision of Lynwood Park of record in Book 421, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Said part of said lot fronts 195 feet on the south side of Lynwood Boulevard and runs back 285.3 feet on the easterly line and 269.5 feet on the westerly line, along the easterly margin of Lynwood Terrace to a dead line on which it measures 192.5 feet.

Being the same property conveyed to Brian L. Cooper and Valerie L. Cooper, husband and wife, by Warranty Deed from Abbas Taherian and wife, Debra Taherian, of record in Instrument No. 20130621-0063729, in the Register's Office of Davidson County, Tennessee, Dated June 18, 2013 and recorded on June 21, 2013.

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 2022 and subsequent years, not yet due and payable.

City of Belle Meade taxes for the year 2022 and thereafter, for tax parcel identification number 116 07 0 033.00, 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 Plat of a Subdivision of The Powers Land, as recorded in Plat Book 421, Page(s) 43.

This is improved property located at 110 Lynnwood Terrace Nashville TN 37205

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 2nd day of December, 2021.

Brian L. Cooper

Valerie L. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian L. Cooper and Valerie L. Cooper, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2021.

Notary Public

My Commission Expires:

