WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$330,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHARNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE MY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cook Property Investments, LLC	**Cook Property Investments, LLC**	**144-3-25**
(NAME) P.O. Box 150266	(NAME) P.O. Box 150266	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(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, WE, **NANCY N. DUGGER AND BOLIN K. STUMB, IN OUR CAPACITY AS CO-EXECUTICES UNDER THE LAST WILL AND TESTAMENT OF RUTH DURHAM DUGGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **COOK PROPERTY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY. STATE OF TENNESSEE, DESCRIBED TO FOLLOWS, TO-WIT:,

LAND in Davidson County, Tennessee, being Lot No. 4 of Block "B" on the plan of Tyne Meade, Section III of record in Book 1424, pages 12,13 and 14 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James F. Dugger and wife, Ruth D. Dugger by deed from John D. Caruthers and wife, Ann E. Caruthers of record in Book 3645, page 299 Register's Office for Davidson County, Tennessee. The said James F. Dugger predeceased his wife who died on May 16, 2004 leaving a Last Will and Testament that was probated in the 7th circuit Court of Davidson County, Tennessee under Docket No. 04P1032 and recorded in Volume 5642/1538445 Probate Court Clerk's Office for Davidson County, Tennessee. Under the terms of said Last Will and Testament, the Co-Executrices, the Grantors named herein, were instructed to sell the aforesaid property and deposit the net proceeds of the sale with the Trustee named under said Will

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **2504 Tyne Blvd., Nashville, TN 37215**

(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 hand this 19th day of January, 2005.

Davidson County DEEDWARR
Recvd: 01/20/05 13:21 2 pgs
Fees:13.00 Taxes:1221.00
20050120-0007523

Estate of Ruth Durham Dugger

By: Nancy N. Dugger, Co Executrix
Nancy N. Dugger, Co-Executrix

Bolin K. Stumb, Co Executrix
Bolin K. Stumb, Co-Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy N. Dugger and Bolin K. Stumb, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in their capacities as co-executrices under the Last Will and Testament of Ruth Durham Dugger acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of January, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

