WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrell D. Cook Jr.	Irwin Mortgage	108-04-0/027.00
(NAME)	(NAME)	
880 Norwalk Drive	400 Interstate Parkway, Ste 580	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Atlanta, GA 30339	
(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, Melanie Miller nka Melanie Cooper and James D. Cooper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harrell D. Cook, Jr., 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 Lot No. 63 on the Plan of Larchwood, Section 2 of record in Plat Book 5200, page 57-59, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melanie Miller and James D. Cooper, unmarried person, by deed from Lynette Barton, dated October 1, 1999 and filed for record in Book 11697, page 418, Register's Office for Davidson County, Tennessee. The said Melanie Miller has since married James D. Cooper and is also known as Melanie M. Cooper

Subject to any and all matters as shown on the plan of record in Plat Book 5200, page 57, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

/the 2005 County Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 880 Norwalk Dr., Nashville, TN 37214

(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 our hands this 31st day of January, 2005.

Davidson County DEEDWARR
Recvd: 02/10/05 12:01 2 pgs
Fees:13.00 Taxes:492.10

20050210-0015508

Melanie Miller nka Cooper

James D. Cooper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Melanie Miller nka Melanie Cooper and James D. Cooper* the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

