WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/05 14:06 2 pgs
Fees:13.00 Taxes:4329.00

20051212-0149075

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2005.

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don and Charmaine Cook	SAME	Map 104-09-A
(NAME) 3701 West End Avenue, Unit 4 Whitehall	(NAME)	Parcel 41
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS)	
(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, I, **SALLY SMITH ANDERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DON COOK AND WIFE, CHARMAINE COOK,** 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 Unit No. 4 of Whitehall, a horizontal property regime established by Master Deed of record in Book 5576, page 424, Register's Office for Davidson County, Tennessee, and as shown on Plan of record in Plat Book 5200, page 241, said Register's Office.

Together with all the rights, privileges and appurtenances thereunto belonging, as set forth in the said Plan and Master Deed (and Bylaws which form a part thereof), including, without limitation, said Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to William Anderson and wife, Sally S. Anderson by deed from Mrs. Mary Ann F. Robbins of record in Book 6502, page 153, said Register's Office. William J. Anderson III conveyed his interest in said property to Sally Smith Anderson by Quitclaim Deed of record in Instrument #20000131-0010040 and in Instrument #20000322-0029285, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5200, page 241, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5576, page 424, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3701 West End Avenue, Unit 4 Whitehall, Nashville, TN 37205

(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 7th day of December, 2005.

Sally Smith Anderson

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 Sally Smith Anderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2005.

Commission expires:



Notary Public