WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/06 08:08 2 pg:
Fees:13.00 Taxes:814.00

20060119-0006895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Capital Title and Escrow, LLC
6213 Charlotte Pike, Ste. 200
Nashville, Tennessee 37209

D-0572

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita G. Bates Etta H. Bates	Same	103-16-0-H16 CO
(NAME) 185 Moultrie Park	(NAME)	
(ADDRESS) Nashville, TN 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, Jerald T. Cook and Charlotte F. Cook, as equal tenants in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita G. Bates and Etta H. Bates, as tenants in common, 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 32 of Stanford Placee, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 10018, page 140, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jerald T. Cook and Charlotte F. Cook, as equal tenants in common, by deed from Michael D. Sontag, of record as Instrument No. 20010926-0104380, dated September 19, 2001, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4040 Woodlawn Dr. Unit 32, 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 our hands this 12th day of January, 2006.

Charlotte F. Cook

Charlotte F. Cook

Jerald T. Cook

Jerald T. Cook

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 Charlotte F. Cook and Jerald T. Cook, as Equal Tenants in Common, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 12th day of January, 2006.

Commission expires: 6-26-07

K Morss

Notary Public

