WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

Leo Elton Demoss Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2006.

Tiffany R. Addison
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/27/06 15:50 2 pgs
Fees:13.00 Taxes:22.20
20060227-0022567

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Elton Demoss, Jr.	Leo Elton Demoss, Jr.	07110012700
(NAME) 1220 Aline Ave.	(NAME) 7221 Indian ~~1220 Aline Ave~~ Creek Rd.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN ~~37207~~ 37209	
(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, Michael Wayne Cook, ~~a married person~~ ** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leo Elton Demoss, Jr.,* 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 married person
* and Laurie L. Walsh, joint tenants with right survivorship.

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1220 Aline Ave., Nashville, TN 37207
(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 27th day of February, 2006.

Michael Wayne Cook
Miehael Wayne Cook

Deborah C. Cook
Deborah C. Cook

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Wayne Cook and Deborah C Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2006.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2006.

Commission expires: March 21, 2009

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp March 21, 2009

Tiffany R. Addison
Notary Public

File No.: 103250

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled J. B. Haynie's Cumberland Heights, of record in Plat Book 57, page(s) 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to MICHAEL WAYNE COOK, by deed from HAROLD REEVES, TRUSTEE, of record as Instrument No. 20040623-0074205, dated June 15, 2004, said Register's Office.