WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 14:44 2 pgs
Fees:13.00 Taxes:1387.50

20060711-0083328

STATE OF TENNESSEE
NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 Builders, LLC	Cook Builders, LLC	132-13-40
(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, **Douglas Wilson Broome**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cook Builders, LLC**, 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:

BEING Lot No. 4 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 125 feet on the southerly side of Oak Valley Lane and extends back 292.64 feet on the westerly line and 235 feet on the easterly line to a dead line, measuring 249.23 feet thereon;

BEING the same property conveyed to Joseph W. Broome and wife, Georgamae E. Broome by deed from H. C. Johnson, Jr. and wife, Virginia L. Johnson of record in Book 3226, page 115, Register's Office for Davidson County, Tennessee, the said Joseph W. Broome having predeceased his wife, Georgamae E. Broome who died on April 15, 1990, leaving a Last Will and Testament that was admitted to probate in the Probate Court of Davidson County, Tennessee and recorded in Will Book 172, Page 539, in the Probate Court Clerk's Office for said County, the estate having been administered under Docket No. 96135, said Probate Court Clerk's Office. Under Item II of the aforesaid Will, Mrs. Broome devised and bequeathed all of her property real and personal equally to her two sons, Joseph Carroll Broome and Douglas Wilson Broome, the Grantee and Grantor named herein. The Broome brothers agreed on their own that Joseph Carroll Broome would retain all of his mother's personalty and that Douglas Wilson Broome would take title to the realty, namely, the property hereinabove described. In an effort to establish title to the aforesaid property solely in his name, Douglas Wilson Broome, executed and recorded an Affidavit of Inheritance of Real Estate in Book 9127, Page 274, said Register's Office. The Affidavit contained the inadvertent error that Douglas Wilson Broome received all of his Mother's interest in the aforesaid property pursuant to his Mother's Will. A quitclaim deed is being recorded simultaneously herewith as Instrument No. 20060711008332 7, in said Register's Office in which quitclaim deed Joseph Carroll Broome has conveyed all of his right, title and interest in the above described property to Douglas Wilson Broome, the Grantor named herein.

unimproved ☐

This is improved ☒ property, known as 939 Oak Valley Lane, Nashville, TN 37220

(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 10th day of July, 2006.

Douglas Wilson Broome

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 Douglas Wilson Broome, the bargainors, 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 10TH DAY OF JULY, 2006.

Commission expires:



NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Notary Public