WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/07 10:09 2 pgs
Fees:13.00 Taxes:632.33
20070117-0006659

PATRICIA C. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of December, 2006

Notary Public

My Commission Expires: 5/24/08 (AFFIX SEAL)

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
FANNIE W. HANKINS (NAME)	Fannie W. Hankins (NAME)	136-06
308 Clearlake West (ADDRESS)	308 Clearlake West (ADDRESS)	136.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JACK E. COOK, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FANNIE W. HANKINS**, hereinafter called the Grantee(s), her 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. 450 on the Plan of Priestlake Park, Section Seven-A of record in Book 5200, Pages 107,108 & 109 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JACK E. COOK AND WIFE, MARTHA F. COOK by Deed from PHILHALL CORPORATION of record in Book 5636, Page 663 Register's Office for Davidson County, Tennessee. The said Martha F. Cook having since died April 7, 2005.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

BEING unimproved ☐
Improved ☐ property known as: 308 Clearlake West, Nashville, TN, 37217.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 22nd day of December, 2006.

Jack E Cook
JACK E. COOK

STATE OF ~~Tennessee~~ Alabama)
COUNTY OF ~~Davidson~~ Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACK E. COOK, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of December, 2006.

My Commission Expires: ~~03/31/07~~

Connie F. Dufour
Notary Public

My Commission
Expires 09/22/09

