WARRANTY DEED



My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JUNE, 2007.

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
CHRIS HOWARD	SAME	132-13-40
(NAME)	(NAME)	
939 Oak Valley Lane		
(ADDRESS)	(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, **Cook Builders, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris Howard and spouse, Angie P. Howard**, 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 Cook Builders, LLC by deed from Douglas Wilson Broome of record in Instrument No. 20060711-0083328 Register's Office for Davidson County, Tennessee.

This conveyance is subject to The Plan of Record in Book 1835, page 15; Easement of record in Book 6416, page 921 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **939 Oak Valley Lane, Nashville, TN 37215**

(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 8 day of June, 2007.

Cook Builders, LLC

By: _____

Thomas W. Cook, III, President

Davidson County DEEDWARR
Recvd: 06/11/07 13:46 2 pgs
Fees:13.00 Taxes:6197.50

20070611-0069804

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas W. Cook, III with whom I am personally acquainted and who upon his oath acknowledged himself to be the President for Cook Builders, LLC, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as its President

Witness my hand and official seal at Nashville, Tennessee this 8 DAY OF JUNE, 2007.

Commission expires: 7/21/07



Shannon Philbin Notary Public