Davidson County DEEDWARR
Recvd: 04/14/08 09:50 2 pgs
Fees:13.00 Taxes:526.14
20080414-0037320

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080111

**Send Tax Bills To:**
Churchhill Mortgage Corporation
761 Old Hickory Boulevard, Suite 401
Brentwood, TN 37027

**New Owner is:**
Mark Miller
724 Woodcraft Drive
Nashville, TN 37214

MAP: 108-15-0A

PARCEL: 015.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thomas E. Cook, Jr.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark Miller and Valleri D. Miller**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 15 on the Plan of Percy Priest Woods Subdivision (Revision of Chadwicke Park P.U.D.), as of record in Book 9700, page 384, 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 Thomas E. Cook, Jr. by Warranty Deed from Paula M. Paauwe, unmarried, dated 2-27-04 and recorded 4-22-04 in Instrument Number 20040422-0045794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **724 Woodcraft Drive, Nashville, TN 37214**

TEC
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10 day of April, 2008.

GRANTOR(S):

THOMAS E. COOK, JR.

ANA COOK

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **THOMAS E. COOK, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 16 day of April, 2008.

**NOTARY PUBLIC**
My Commission Expires: 7/27/10

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY, TENN.

**ACKNOWLEDGEMENT**

**STATE OF** South Carolina
**COUNTY OF** Richland

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ANA COOK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 11 day of March, 2008.

**NOTARY PUBLIC**
My Commission Expires: 5-18-15

BENNIE EVANS JR
NOTARY PUBLIC
SOUTH CAROLINA

BENNIE EVANS JR
Notary Public, South Carolina
My Commission Expires
July 18, 2015

**STATE OF TENNESSEE**
**COUNTY OF**

The actual consideration or value, whichever is greater, for this transfer is **$142,200.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 10th day of April, 2008.

**NOTARY PUBLIC**
My commission expires: 8-3-10

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON