Davidson County DEEDWARR
Recvd: 08/21/08 10:33 2 pgs
Fees:13.00 Taxes:1757.50
20080821-0085919

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2008.

Notary Public

My commission expires: 7-25-12

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cook Builders LLC	NEW OWNER	131-16-50
~~1024 Grassland~~ →	PO Box 150266	
~~Nashville, TN 37220~~ →	NASHVILLE, TN 37215-0266	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James C. Loden and Heather C. Loden, hsuband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cook Builders LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 12 on the Plan of Gateway Acres, Second Addition, of record in Plat Book 1424, page 83, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to James C. Loden and wife, Heather C. Loden by deed from Doyce M. Shumate and wife, Jacqueline J. Shumate of record as Instrument No. 20030715-0098737, in the Register's Office for Davidson County, Tennessee, dated July 14, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (__X__) unimproved (____) property known as 1024 Grassland, Nashville, TN 37220.

131-16-50 is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF August 19, 2008:

James C. Loden

Heather C. Loden

STATE OF TENNESSEE)
) **INDIVIDUAL**
) **ACKNOWLEDGEMENT**
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, James C. Loden and Heather C. Loden, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19th day of August, 2008.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR**
) **SIGNATURE MADE BY**
COUNTY OF Davidson) **ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 19th day of August, 2008.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
) **CORPORATE**
) **ACKNOWLEDGEMENT**
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 19th day of August, 2008.

My Commission Expires:_____

_____
Notary Public

20081363R