WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2009

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marvin Cook	New Owner	Parcel ID:
P.O. Box 148761		05811022900
Nashville, TN 37214		

FOR AND IN 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

The Estate of Alene L. Hardeman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Marvin Cook , unmarried
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. 222-B on the Plan of Royal Hills, Section 1, of record in Plat Book 4675, page 73, amended in Plat Book 6900, page 70, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Alene L. Hardeman by deed of record in Instrument 20020122-0008438, said Register's Office. The said Alene L. Hardeman now being deceased. The Grantors herein execute this instrument as Heirs of the Estate of Alene L. Hardeman. See will in Probate File #08P-1286, of record in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to: (1) 2009 county taxes which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Plat Book 4675, page 73 and Plat Book 6900, page 70, said Register's Office, and (3) Restrictive Covenants of record in Book 4813, page 77 and Book 4895, page 102, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3784 Lunn Drive, Nashville, TN 37218

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 August, 2009.

The Estate of Alene L. Hardeman

BY: Sophia Hardeman
Sophia Loraine Hardeman, Heir

BY: Corey Hardeman
Corey Hardeman, Heir

BY: Dammond Hardeman
Dammond Hardeman, Heir

BILL GARRETT, Davidson County
Trans: T20090054838 DEEDWARR
Recvd: 08/11/09 13:40 2 pgs
Fees: 13.00 Taxes: 166.50
20090811-0075594

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 Sophia Loraine Hardeman, Corey Hardeman and Dammond Hardeman, 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 August, 2009.

My Commission Expires: 11-22-10

Notary Public

