Davidson County DEEDWARR
Recvd: 12/04/09 08:32 3 pgs
Fees:18.00 Taxes:186.85
20091204-0111000

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Marvin Cook
P. O. Box 148761
Nashville, TN 37214

SEND TAX BILL:

New Owner

MAP AND PARCEL:
05913012801

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Plateau Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Marvin Cook, an unmarried man** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Treppard Heights, as of record in Book 2663, Pages 64 & 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Plateau Holdings, LLC a Tennessee limited liability company by Quitclaim Deed from Jimmy G. Wright of record as Instrument No. 20030711-0096674, in the Register's Office for Davidson County, Tennessee, dated July 10, 2003.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 3116 W. Hamilton Ave, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 2 day of December, 2009.

Plateau Holdings, LLC

BY: _____
Jimmy Wright, Sole Member and
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Jimmy Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member and Chief Manager of Plateau Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member and Chief Manager, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Sole Member and Chief Manager.

Witness my hand and official seal this the 2 day of December, 2009.

_____
Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $50,500.00.

_____
AFFIANT

Subscribed and sworn to before me
this 2 day of December, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

