WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Cook, III	Thomas W. Cook, III	13016001300
(NAME)	(NAME)	
4500 Alcott Drive	4533 Alcott Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, I, Brainerd Grayson Kidder, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Cook, III, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Echo Hills, as of record in Book 1835, page 76, Register's Office for said County.

Said Lot No. 6 fronts 232.9 feet on the easterly side of Alcott Drive and runs back 191 feet on the southerly line and 195.5 feet on the northerly line to a dead line, measuring 246 feet thereon.

Being the same property conveyed to Brainerd Grayson Kidder, Jr., by deed of record in Instrument Number 20100304-0016602 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4500 Alcott Drive, 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.

BILL GARRETT, Davidson County
Trans:T20120007673 DEEDWARR
Recvd: 02/01/12 10:49 2 pgs
Fees:13.00-Taxes:897.25
20120201-0009020

Witness my hand this 31st day of January, 2012.

Brainerd Grayson Kidder Jr by Terry DeSelms, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st Day of January 2012 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brainerd Grayson Kidder, Jr., and acknowledged that he executed the same as the free act and deed of the said Brainerd Grayson Kidder, Jr., through Power of Attorney granted January 27, 2012 by the said Brainerd Grayson Kidder, Jr.

Witness my hand and official seal at Franklin, Tennessee this 31st day of January, 2012.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public