This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $131,900.00.

Affiant

Subscribed and sworn before me this the 1st day of June, 2012.

Notary Public
My commission expires: May 16, 2015

TERESA MEEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Edwin P Cook	SunTrust Mortgage, Inc.	96-14-127
2900 Lyncrest Drive	901 Semmes Ave.	
Nashville, TN 37214	Richmond, VA 23224-RVW5023	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATHAN TINGLE AND CRYSTAL TINGLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EDWIN P COOK AND VIRGINIA H COOK, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, Happy Acres, of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 is described as follows: Beginning at a point in the north margin of Lyncrest Drive, said point being the southeast corner of Lot No. 8; thence northwardly 173.9 feet to a point; thence westwardly 171.6 feet to a point in the easterly margin of Colfax Drive; thence with the margin of said drive southwardly 151.2 feet to the beginning of a curve; thence around said curve in a southeasterly direction 37.64 feet to a point in the northerly margin of Lyncrest Drive; thence with the margin of same eastwardly 143.1 feet to the point of beginning.

Jn Being the same property conveyed to Nathan Tingle + wife, Crystal Tingle in Instrument # 20070904-0105898 Said Register's Office

Being the same property conveyed to Edwin P Cook and Virginia H Cook by Warranty Deed dated ~~_____~~ 2012, from Nathan Tingle and ~~wife~~, Crystal Tingle, appearing of ~~record~~ in Instrument No. ~~_____~~, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2900 Lyncrest Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of June, 2012.

Nathan Tingle
Nathan Tingle

Crystal Tingle
Crystal Tingle

BILL GARRETT, Davidson County
Trans:T20120046374 DEEDWARR
Recvd: 06/22/12 13:49 2 pgs
Fees:13.00 Taxes:488.03
20120622-0055046

STATE OF TENNESSEE Tennessee
COUNTY OF DAVIDSON Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan Tingle and Crystal Tingle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2012.

My commission expires: 04/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY