(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120098845 DEEDWARR
Recvd: 12/27/12 09:54 2 pgs
Fees:13.00 Taxes:5827.50
20121227-0119234

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

DONNA J. VANDERMEER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. and Dorothy Sifford	NEW OWNER	Map 130-6
(NAME) 4425 Warner Place	(NAME)	Parcel 68
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, WE, **CHARLES E. COOKE AND WIFE, SUSAN COOKE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN C. SIFFORD AND WIFE, DOROTHY SIFFORD,** 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:

Tract 1: Land in Davidson County, Tennessee, described as follows:

Being Lot No. 15 on the Plat of a subdivision of Block "C', Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.

Less the east 30 feet of said Lot No. 15 conveyed to Nelson C. Andrews, et ux, by warranty deed of record in Book 4265, page 861, Register's Office for said County.

Said parcel fronts 170 feet on the south side of Warner Place and runs back between parallel lines 347.7 feet on the west line and 347.2 feet on the east line, to the North Line of Lot No. 16 in said plan.

Tract 11: And also the following tract or parcel of land in Davidson County, Tennessee, as follows:

Being the easterly or southeasterly half of Lot No. 8 on the Plan of a subdivision of Block "C", Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.

Less the westerly 50 feet of said half of Lot No. 8 conveyed to George E. Hetzel, et ux, by warranty deed of record in Book 4256, page 996, as corrected of record in Book 4293, page 621. This parcel fronts 50 feet on the southerly side of Warner Place and runs back between parallel lines 347.7 feet, more or less, to the north line of Lot No. 7 on said plan.

Being the same property conveyed to Charles E. Cooke and wife, Susan Cooke, by deed dated November 1, 2001, from G. Edward Cooke and wife, Nancy B. Cooke, of record in Instrument No. 20011105-0121089, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 421, page 58, said Register's Office; and (c) easement of record in Book 5787, page 366, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4425 Warner Place, Nashville, Tennessee 37205

(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.

Witness our hands this 21st day of December, 2012.

Charles E. Cooke

Susan Cooke

Susan Cooke

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 Charles E. Cooke, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of December, 2012.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4. 2013

Notary Public

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 Susan Cooke , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of December, 2012.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4. 2013

Notary Public