WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of April, 2013.

(Affix Seal)

Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20120144

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Todd W. Hilliard and Linda K. Hilliard	SAME	168.00-0-164.00
9581 S Harpeth Road		
Nashville, TN 37221		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Daniel H. Cook and wife, Patricia M. Cook, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Todd W. Hilliard and wife, Linda K. Hilliard, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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 THE 9TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE. DESCRIBED ACCORDING 70 A DECEMBER 28, 1979 SURVEY BY JOHN B. KOHL, HI, TENNESSEE REGISTERED LAND SURVEYOR NO. 100, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF SOUTH HAREEM ROAD AT THE MOST SOUTHERLY CORNER OF THE WILLIAM D. TAYLOR PROPERTY (BOOK 3370, PAGE 159, REGISTER'S OFFICE FOR SAID COUNTY), THENCE, WITH TAYLOR'S SOUTHEASTERLY PROPERTY LINE. N. 64 DEG. 3S' no E 697.61 FEET TDA NORTHWESTERLY CORNER OF THE PRANK E. LIGGETT PROPERTY (BOOK 3979, IRGE 597, SAID REGISTER'S OFFICE); THENCE, WITH SOUTHWESTERLY AND NORTHWESTERLY PROPERTY LINES OP LIGGEIT, S 26 DEG. SO' 0' E 204.42 FEET, S 67 DEG. 22' 41' W 594.43 FEET, S 32 DEG. 4S' 16' W. 49.28 FEET TO A POINT IN THE CENTERLINE OP SAID ROAD; THENCE, WITH SAID CENTERLINE N 57 DEG. 11' 48" W. 24.79 FEET TO A POINT; THENCE, CONTINUING WITH SAID CENTERLINE ALONG A 671.359 FOOT RADIUS CURVE TO THE RIGHT, NORI1WESTWARDLY 197.58 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Daniel H. Cook and wife, Patricia M. Cook from Howard E. Walker and wife, A. Christine Walker by Warranty Deed dated September 29, 1994 and recorded October13, 1994 in Book 9492, page 577, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 9573 S Harpeth Road, Nashville, TN 37221-3810.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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:T20130032381 DEEDWARR
Recvd: 04/19/13 12:00 2 pgs
Fees:13.00 Taxes:222.00

20130419-0039177

Witness my/our hand(s) this 17th day of April, 2013

Daniel H. Cook

Patricia M. Cook

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Daniel H. Cook and Patricia M. Cook, the bargainor(s), 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 Williamson, Tennessee, this 17th day of April, 2013.

Notary Public
My Commission Expires: 6-28-15

