THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JUNE, 2013. Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130052167 DEEDWARR
Recvd: 06/20/13 10:49 2 pgs
Fees: 13.00 Taxes: 1480.00
20130620-0063238

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cook Builders, LLC	NEW OWNER	13016000700
2400 Crestmoor Road, Suite 204		
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, WE, **Albert E. Ambrose, Jr. and Mae Hamilton Ambrose,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cook Builders, LLC, a Tennessee limited liability company,**

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. 2 on the Map of Echo Hills of record in Book 1835, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 235 feet on the west side of Alcott Drive and runs back between lines 205.6 feet on the north line and 208.9 feet on the south line to a dead line in the rear measuring 235 feet.

Being the same property conveyed to Albert E. Ambrose and wife, Mae C. Ambrose by deed from Louis F. Freeman, Jr. and wife, Betty F. Freeman of record in Book 2598, page 445, Register's Office for Davidson County, Tennessee, dated October 17, 1956, and recorded on October 24, 1956. Mae C. Ambrose, also known as Mae Clark Ambrose, died on December 8, 2009, leaving Albert E. Ambrose as the surviving spouse by the entirety. Albert E. Ambrose, also known as Albert Estes Ambrose, died on April 21, 2013, and pursuant to his Last Will and Testament entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 13P-848, he devised the property to his son, Albert E. Ambrose, Jr. and his daughter, Mae Hamilton Ambrose.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4525 Alcott Drive, Nashville, TN 37215.**

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 the 17 day of June, 2013.

Albert E. Ambrose, Jr.

Mae Hamilton Ambrose

Mae Hamilton Ambrose

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 **Albert E. Ambrose, Jr. and Mae Hamliton Ambrose,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of June, 2013.

My Commission expires: March 8, 2016

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN

Notary Public