Bk 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 18934
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2013.
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Elizabeth A. Gramm	Send Tax Bills To:
(Name) 2900 Lyncrest Drive	(Name) Same
(Street Address or Route Number) Nashville, TN 37214	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 09614012700

FOR AND IN 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/WE, Edwin R. Cook and wife, Virginia H. Cook HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth A. Gramm 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. 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.

BEING the same property conveyed to Edwin R. Cook and wife, Virginia H. Cook by deed from Nathan Tingle and wife, Crystal Tingle, dated June 1, 2012, and filed in Instrument No. 20120622--0055046, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved 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 GRANTEE, their heirs and assigns, forever; and we 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 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.

Witness his/her/their hand(s) this 20th day of September, 2013.

BILL GARRETT, Davidson County
Trans:T20130082738 DEEDWARR
Recvd: 09/24/13 15:52 2 pgs
Fees:13.00 Taxes:514.30
20130924-0100520

Seller

Edwin R. Cook

Virginia H. Cook

Virginia H. Cook

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Edwin R. Cook and wife, Virginia H. Cook, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2013.

My commission expires 11/ 5/2014.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014