BILL GARRETT, Davidson County
Trans:T20140016420 DEEDWARR
Recvd: 03/11/14 10:44 2 pgs
Fees:13.00 Taxes:347.80

20140311-0020304

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Toni Belyeu
Affiant

Subscribed and sworn to before me, this 28 day of 2007.

Notary Public
My commission expires: 11-05-17

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Otto J. Cook, III 1619 Porter Avenue Nashville, TN 37206	Newowner	07215017200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cornelia Rose Graves,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Otto J. Cook, III and Helena M. Pigrum, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 49 on the Plan of Porter Road subdivision of Lots 2 & 7 inclusive, of Shinkle Subdivision of record in Book 843, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cornelia Rose Graves by Final Decree of Divorce, Docket No. 33896, in the Chancery Court for Williamson County, Tennessee, from Robert Blair Adams, III recorded on January 28, 2008 and of record in Instrument Number 20080128-0008584, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert Adams by Warranty Deed from Leland D. Watts recorded on January 17, 1995 in Book 9919, Page 663, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable. 4) Subject to all matters appearing of record in Plat Book 843, Page 38, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1619 Porter Avenue, Nashville, TN 37206

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 28th day of February, 2014.

CRGraves

Cornelia R. Graves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cornelia Rose Graves** 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 Franklin, Tennessee, this the 28th day of February, 2014.

Notary Public

My Commission expires: 11-05-17

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2014012891