**NEW OWNER:**

Joshua T. Cook
Julie Cook
4201 Burrus Street
Nashville, TN 37216

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 14-0156

**THIS INSTRUMENT WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES. THERE WAS NO TITLE SEARCH PERFORMED.**

**Map** 061
**Group** 11-0
**Parcel** 015.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140016854 DEEDWARR
Recvd: 03/12/14 14:44 3 pgs
Fees:18.00 Taxes:529.77
20140312-0020837

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Three Thousand One Hundred Eighty and 00/100 Dollars** ($143,180.00) cash in hand paid, the receipt of which is hereby acknowledged, **NASHVILLE PROPERTY GROUP, A TENNESSEE GENERAL PARTNERSHIP,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOSHUA T. COOK AND WIFE, JULIE COOK** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**BEING a tract marked "Wm. Curley" on the Plan of Curley Manor, as of record in Book 1835, page 73, Register's Office of Davidson County, Tennessee, and being the northeast part of Lot No. 37 on the Plan of a Resubdivision of Lots Nos. 11 to 17, inclusive, of I.C.McMahan's Maplewood Tract, as of record in Book 547, page 144, Register's Office of Davidson County, Tennessee, as follows:**

**BEGINNING at a point on the westerly margin of Richland Street, opposite a concrete monument at the northeast corner of Lot No. 2 on the plan of Curley Manor; thence with the line of Lots Nos. 20 and 18, North 89 deg. 42 min. West 220.3 feet to a concrete monument at the common corner of Lot Nos. 18 and 17; thence with the line of Lot No. 17, North 59 deg. 20 min. West 95.3 feet to the northwest corner of Lot No. 17 in the easterly line of Lot No. 16; thence, with the line of Lot No. 16 North 23 deg. 25 min. East 44.6 feet to a concrete monument at the northeast corner of Lot No. 16 in the south line of Gordon David property; thence with Davis line South 89 deg. 42 min. East 277.5 feet to the westerly margin of Richland Street; thence with the margin of the same, South 0 deg. 30 min. West, 101.5 feet to the beginning.**

**Being the same property conveyed to Nashville Property Group, Tennessee General Partnership, by Warranty Deed from Donald W. Stewart, Administrator for The Estate of Jackie E. Stewart, dated October 30, 2012, and of record in Instrument No. 20121129-0109460, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 4201 Burrus Street, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of **March, 2014**.

NASHVILLE PROPERTY GROUP

By: _____

JOSHUA T. COOK, MANAGING PARTNER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, JOSHUA T. COOK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Managing Partner of NASHVILLE PROPERTY GROUP, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorize officer, for the purposes therein contained.

WITNESS my hand and official seal at office 7th day of **March, 2014**.

_____

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **143,180.00** .

Julie Cook

AFFIANT

Sworn to and subscribed to before me 7th day of **March, 2014**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY