THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31812-05-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Amy Smith Affiant Subscribed and sworn to before me this 18th day of June Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Alison Marie Cooke 904 Fatherland Street Nashville, TN 37206	**Send Tax Bills To:** Same address as new owner	**Tax Information:** Map and Parcel No.: 082 160 26100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Smith, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alison Marie Cooke, a single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 904 Fatherland Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20140045038 DEEDWARR
Recvd: 06/25/14 11:10 3 pgs
Fees:18.00 Taxes:980.50
20140625-0055504

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of June, 2014.

Amy Smith

Amy Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Amy Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2014.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of an unnumbered tract on the Plan of Barrow's Addition to Edgefield of record in Book 1, page 13, of the Chancery Court in Nashville, Tennessee.

Beginning at a point in the southerly margin of Fatherland Street north 61 deg. 30 min. East 100 feet from the southeasterly corner of the intersection of Fatherland and South 9th Streets; thence with the southerly margin of said Fatherland Street North 61 deg. 3 min. east 50 feet to an iron pin; thence South 28 deg. 30 min. East 195 feet, more or less, to an iron pin in the northerly margin of an alley; thence with the same South 61 deg. west 50 feet to an iron pin; thence North 28 deg. 30 min. West 195 feet, more or less, to the beginning.

Being the same property conveyed to Amy Smith, unmarried, by deed from Cathy L. Holmes, unmarried, of record in Instrument No. 20081202-0117016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 082 160 26100.
2. All matters appearing on the Plan of record as Book 1, page 13, Chancery Court in Nashville.
3. Easement for fence encroachment of record as Instrument No. 20081202-0117015, Register's Office for Davidson County, Tennessee.