BILL GARRETT, Davidson County
Trans:T20140046393 DEEDWARR
Recvd: 06/30/14 13:55 2 pgs
Fees:13.00 Taxes:2349.50
20140630-0057178

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Matthew Cook and Emily Cook	{ New Owners	}117-06-003.00 }
{904 Estes Road	{	} }
{Nashville, TN 37215	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		#14748 26b }

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Carlyn Robb and husband, Jeremy Robb (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Matthew Cook and wife, Emily Cook (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County Tennessee, being the East 97 feet of Lot No. 14 and the West 10 feet of Lot No. 13 of Block "5" on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, Registers office for Davidson County, Tennessee, described as follows:

Beginning at a point in the North margin of Golf Club Road 140 feet East of Maplewood Avenue, being the Southeast corner of the property conveyed to Emma Johnson by deed from E. L. Hampton and wife of record in Book 981, Page 147, said Register's office; thence, in a Northwesterly direction with the Easterly line of the Emma Johnson property 200.4 feet more or less, to the common corner of Lot Nos. 14 and 15 of said subdivision; thence Eastwardly with the Southerly line of Lot Nos. 16 and 12, 120 feet to a point, being the Northwest corner of the property conveyed to R. T. Turner and wife by deed from E. L. Hampton and wife of record in Book 1003, Page 576, Registers office for Davidson County, Tennessee; thence Southwardly with R. T. Turner's West line 200 feet to the North margin of the Golf Club Lane Road; thence Westwardly with the North margin of said road 107 feet to the point of beginning.

Being the same property conveyed to Carlyn Robb and husband Jeremy Robb by Warranty Deed from Margaret Marriott, unmarried, recorded on the 2nd day of October, 2009 in Instrument No. 20091002-0091901, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 2330 Golf Club Lane, Nashville, Tennessee 37215.

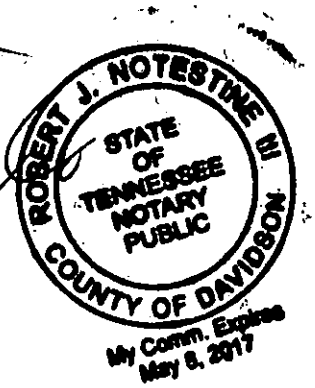
This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of record in Plat Book 974, page 24, said Register's Office for Davidson County, Tennessee.
3. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $635,000.00.
(
(
(Subscribed and sworn to before me
(this 26th day of June, 2014.
(
(My Commission Expires: _____

Affiant

Notary Public



TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 26th day of June, 2014.

Carlyn Robb

Jeremy Robb

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Carlyn Robb and husband, Jeremy Robb with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 26th day of June, 2014.

My Commission Expires: _____

Notary Public

