(1)

BILL GARRETT, Davidson County
Trans:T20140049248 DEEDWARR
Recvd: 07/10/14 11:15 2 pgs
Fees:13.00 Taxes:715.03
20140710-0060783

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,250.00

Khea Baggett Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2014.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YANCY COOK	MERS	**081-12-0-251.00**
(NAME) **1521 ARTHUR AVE.**	(NAME) P.O.Box 2026	
(ADDRESS) **NASHVILLE, TN 37208**	(ADDRESS) Flint, MI 48501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **GRAYSTONE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YANCY COOK, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 352 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County. Said part of Lot No. 352 is described as follows:

Beginning at a point on the westerly margin of Arthur Avenue, said point being 24.5 feet south of the line between Lots Nos. 352 and 353; thence in a southerly direction along the westerly margin of Arthur Avenue 23.7 feet to a point; thence westerly and parallel with the line between Lots Nos. 352 and 353, 150 feet to a point on the rear line of Lot No. 352; thence northerly along the rear line of Lot No. 352, 23.7 feet; thence easterly 150 feet to the point of beginning.

Being the same property conveyed to Graystone Properties, LLC from Dion Donaldson by deed dated November 22, 2013, of record in Instrument No. 20131203-0123299, said Register's Office.

This conveyance is subject all matters shown on the plan of record in Book 21, page 23, said Register's Office, and any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1521 ARTHUR AVE., NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 8th day of July, 2014.

GRAYSTONE PROPERTIES, LLC

Rhesa Baggett – Agent

By: Rhesa Baggett, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rhesa Baggett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the authorized agent of **Graystone Properties, LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that she as the authorized agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of, **Graystone Properties, LLC**, by herself as the authorized agent.

Witness my hand, at office, this 8th day of July, 2014.

Deborah J. Cohen
Notary Public

My Commission Expires: **May 5, 2015**