BILL GARRETT, Davidson County
Trans:T20140083866 DEEDWARR
Recvd: 11/06/14 10:12 2 pgs
Fees:13.00 Taxes:234.95
20141106-0102542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 63,500.00

James H Cook
Affiant

Subscribed and sworn to before me, this 30th day of October, 2014.

Elizabeth Maison
Notary Public

My commission expires: 2.11.16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES H. COOK **ESSIE M. COOK**	**US BANK, N. A.**	**08115009700**
1413 21ST AVE N.	**1420 KETTNER BLVD., 2ND FLOOR**	
NASHVILLE, TN 37208	**SAN DIEGO, CA 92101**	

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 ACKNOWLEDGE, WE,

NANCY T. SMITH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES H. COOK and ESSIE M. COOK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No 16 on the Map of S A Champions Subdivision of record in Book 161, page 132, Register Office for Davidson County, Tennessee which may be referenced for a more complete description.

Said Lot No. 16 fronts 50 feet on the westerly side of Estrella Street and extends back 154.7 feet between parallel lines to an alley.

BEING THE SAME PROPERTY CONVEYED TO NANCY T. SMITH, BY WARRANTY DEED FROM ARAMINTA WILLIAMS FAMILY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, DATED AND RECORDED ON 08/16/2006 IN INSTRUMENT NUMBER 20060816-0100626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1413 21ST AVE N., NASHVILLE, TN 37208.

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 in 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/our hand(s) this 30th day of October, 2014.

NANCY T. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, NANCY T. SMITH, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2014.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY