WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

James H Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul L. Brooks	Paul L. Brooks	06912000200
(NAME)	(NAME)	
3817 Ashland City Highway	3817 Ashland City Highway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, James H. Cook, a married man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul L. Brooks, 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, described as follows:

BEGINNING at a point on the northerly margin of the Ashland City Pike or Highway, 91 feet easterly from the intersection of the northerly margin of said Ashland City Pike and the easterly boundary line of the property conveyed to Willie McCall and wife by deed from Noah W Cooper of record in Book 634, Page 284, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Ashland City Pike, South 81 degrees 30' East 45.5 feet to a point; thence northeastwardly 225 feet, more or less, to a point on the southern boundary line of the property conveyed to Walkup; thence with the southern boundary line of said Walkup property, North 71 degrees 10' West 45.5 feet to a point 91 feet easterly from the northeast corner of said McCall property; thence southwestwardly 230 feet, more or less, to the beginning.

Being the same property conveyed to James H. Cook by Quitclaim Deed from William G. Irvin, unmarried, which deed is dated January 31, 2002 and recorded as Instrument No. 20020327-0037425 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantor named herein****

BILL GARRETT, Davidson County
Trans:T20140084730 DEEDWARR
Recvd: 11/10/14 10:07 2 pgs
Fees:13.00 Taxes:214.60
20141110-0103467

unimproved ☐

This is improved ☑ property, known as 3817 Ashland City Highway, Nashville, TN 37218

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 6th day of November, 2014.

James H. Cook

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of November, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James H. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

