File 26543-8
Box 14

Box 14

return to: John T. Cook, P.C.
2927 Berry Hill Dr.
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14112319

BILL GARRETT, Davidson County
Trans:T20140088120 DEEDWARR
Recvd: 11/24/14 09:24 2 pgs
Fees:13.00 Taxes:5244.75
20141124-0107740

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,417,500.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2014.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John T. Cook, Trustee 208 Carden Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0 050.00

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, **Jackson R. Moran and Anna M. Moran, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to as **John T. Cook, Trustee of the John T. Cook, Trustee of the 208 Carden Revocable Living Trust U/A/D November 17, 2014**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 20, BRANSFORD REALTY CO'S SUBDIVISION OF PART OF WHITLAND REALTY CO'S SUBDIVISION, as shown on plat of record in Plat Book 547, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jackson R. Moran and wife, Anna M. Moran by Warranty Deed from Gertrude Schlanger, recorded on the 30th day of December, 2009 in Instrument No. 20091230-0118494, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S SUBDIVISION OF PART OF WHITLAND REALTY CO'S SUBDIVISION, as recorded in Plat Book 547, Page(s) 53.

This is improved property located at 208 Carden Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2014.

Jackson R. Moran

Anna M. Moran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jackson R. Moran and Anna M. Moran, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018