THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 329,999.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March 2015 Notary Public MY COMMISSION EXPIRES: 7/6/15 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Mail William Davis, Attorney, PC 219 Ward Circle, Suite 3 Brentwood, TN 37027	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salam Tahir	Waterstone Mtg	
5061 Marc Drive	W25 W23255 Paul Rd	172-10-0-007.00
Nashville, TN 37211	Pewaukee WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Margaret Scott, Executrix of the Estate of Virginia S. Cook**

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

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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Harvard Estates, Section II of record in Plat Book 4675, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John J. Cook and wife, Virginia S. Cook by deed from Medlin Building Industries, Incorporated of record in Book 5026, page 961, Register's Office for Davidson County, Tennessee, dated May 17, 1976 and recorded on May 19, 1976. The said John J. Cook having since died, predeceasing Virginia S. Cook. The said Virginia S. Cook having since died, leaving a Last Will and Testament, Docket No. 13P1835, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5061 Marc Drive, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20150020861 DEEDWARR
Recvd: 03/23/15 10:02 2 pgs
Fees:13.00 Taxes:1221.00
20150323-0024603

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 the 20 day of March, 2015.

Estate of Virginia S. Cook

Margaret Scott, Executrix

By: Margaret Scott, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Scott, Executrix of the Estate of Virginia S. Cook** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of March, 2015.

My Commission expires: 2.19.19

Notary Public

ROBERT L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY