WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055558 DEEDWARR
Recvd: 07/09/15 11:31 3 pgs
Fees:18.00 Taxes:3422.50

20150709-0066724

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: May 6, 2017

(AFFIX SEAL)

Return to: 76#9714

THIS INSTRUMENT WAS PREPARED BY: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William R Cook Angela H. Cook	Bancorpsouth Bank	102-16-0-081
(NAME)	(NAME)	
507 W Hillwood Dr.	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Johnathan S. Small, Charles S. Small, Jonathan S. Small and Charles S. Small, Trustees under that certain agreement establishing the Elise S. Small Qualified Personal Residence Trust No. 2, dated February 15, 2010, Jonathan S. Small and Charles S. Small, Trustees under that certain agreement establishng the Elise S. Small Qualified Personal Residence Trust No. 3, dated February 15, 2010, Jonathan S. Small and Charles S. Small, Trustess under that certain agreement establishing the Stephen C. Small Qualified Personal Residence Trust No., 3, dated February 15, 2010, and Jonathan S. Small and Charles S. Small, Trustees under that certain agreement estbalishing the Stephen C. Small Qualified Personal Residence Trust No. 2, dated February 15, 2010,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William R Cook and Angela H. 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. 134 on the Plan of Hillwood Estates, Section 8, as of record in Book 2133, Page 123, Register's office for said County, to which a more complete description may be found.

Being the same property as conveyed to Jonathan S. Small and Charles S. Small, Trustees under that certain agreement establishing the Elise S. Small Qualified Personal Residence Trust No. 2, dated February 15, 2010 in instrument No. 20100222-0013073 and being the same property as conveyed to Jonathan S. Small and Charles S. Small, Trustees under that certain agreement establishing the Elise S. Small Qualified Personal Residence Trust No. 3, dated February 15, 2010 in instrument No. 20100222-0013074 and being the same property as conveyed to Jonathan S. Small and Charles S. Small, Trustees under that certain agreement establishing the Stephen C. Small Qualified Personal Residence Trust No. 3, dated February 15, 2010 in instrument No. 20100222-0013075 and being the same property as conveyed to Jonathan S. Small and Charles S. Small, Trustees under the certain agreement establishing the Stephen C. Small Qualified Personal Residence Trust No. 2 dated February 15, 2010 in instrument No. 20100222-0013076 and being the same property as conveyed to Jonathan S. Small and Charles S. Small by instrument No. 20150407-0030417 and 20141021-0097064.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 507 W Hillwood Dr., Nashville, TN 37205
(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/our hands this 30th day of June, 2015.

Johnathan S. Small

Charles S. Small

Jonathan S. Small and Charles S. Small, Trustees under that certain agreement establishing the Elise S. Small Qualified Personal Residence Trust No. 2, dated February 15, 2010

Jonathan S. Small and Charles S. Small, Trustees under that certain agreement establishng the Elise S. Small Qualified Personal Residence Trust No. 3, dated February 15, 2010

Jonathan S. Small and Charles S. Small, Trustees under he certain agreement establishing the Stephen C. Small Qualified Personal Residence Trust No. 3, Dates February 15, 2010

Jonathan S. Small and Charles S. Small, Trustees under the certain agreement establishing the Stephen C. Small Qualified Personal Residence Trust No. 2, Dated February 15, 2010

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 Jonathan S. Small and Charles S. Small with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and seal this 30th day of June, 2015.

Notary Public
My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

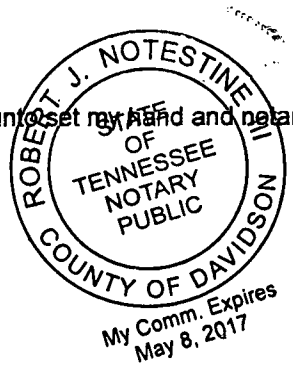
STATE of TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 2015 , before me, personally appeared Jonathan S. Small and Charles S. Small as trustees under that certain agreement establishing the Elise S. Small Qualified Personal Residence Trust No. 2, dated February 15, 2010, to me known to be the person described in and who executed the foregoing instrument, and Who acknowledged the execution of same to be

their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC
My Commission Expires:

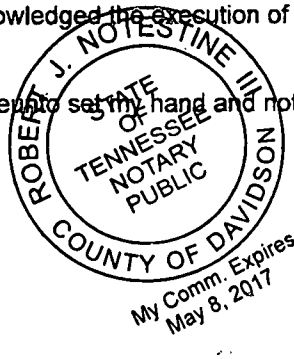


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NOTARY PUBLIC
My Commission Expires:



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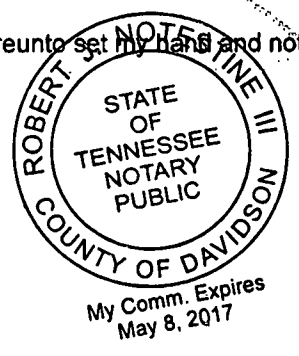


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NOTARY PUBLIC
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File No.: 9714