2 Prepared by:

~~RECORD AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156713

~~PREPARED BY~~: RETURN TO:
BANKERS TITLE & ESCROW ~~CORP~~.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150092536 DEEDWARR
Recvd: 10/30/15 11:27 2 pgs
Fees: 13.00 Taxes: 414.40
20151030-0110591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2015.

NOTARY PUBLIC

My commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otto Joseph Cook, III 1113 Nelson Drive Madison, TN 37115	SWBC MORTGAGE CORP 9311 San Pedro Ave #100 San Antonio, TX 78216	033 16 0 117.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twelve Thousand and 00/100 Dollars ($112,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GAYLE JAHN, an unmarried woman,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **OTTO JOSEPH COOK, III, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 102-A, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 6900, Page 105, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Gayle Jahn, unmarried, by Deed dated January 19, 1996 and recorded January 23, 1996, of record in Book 9924, Page 960, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1113 Nelson Drive, Nashville, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26 TH day of October, 2015.

GAYLE JAHN

STATE OF Florida
COUNTY OF Sarasota

See below for acknowledgment

Personally appeared before me, a Notary Public, Gayle Jahn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26 TH day of October, 2015.

Notary Public

GALE MOLOVINSKY
Printed Notary Name

My commission expires: 8/21/19

State of Florida) County of Sarasota)

Personally before me, a Notary Public, Steve Jahn to me known to be the person who executed the foregoing instrument, on behalf of Gayle Jahn and acknowledged that he executed the same as the free act and deed of the said Gayle Jahn.

GALE MOLOVINSKY
Commission #FF 905393
My Commission Expires
August 21, 2019

GALE MOLOVINSKY NOTARY PUBLIC STATE OF FLORIDA