BILL GARRETT, Davidson County
Trans:T20150093983 DEEDWARR
Recvd: 11/04/15 10:22 2 pgs
Fees:13.00 Taxes:484.70
20151104-0112338

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $131,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2015.

Notary Public

My commission expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edward E. Godwin, Jr.	**US Bank, NA**	**095-11-113.00**
414 Springview Dr.	**3180 Ridge Trail South**	
Nashville, TN 372143017	**Earth City, MO 63045**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Michele Hoyt and Michael C. Cook, as tenants in common

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

Edward E. Godwin, Jr., a single man

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 Cloverdale of record in Plat Book 2133, Page 9, 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 Dillard E. Cook and wife, Emma D. Cook by Warranty deed from Wayne Kemp Cook and wife, Anna Lee Cook of record in Book 3834, page 915, Register's Office for Davidson County, Tennessee, dated November 19,. 1964 and recorded on November 23, 1964. The said Dillard E. Cook having since died leaving Emma D. Cook, as surviving tenant by the entirety.
The said Emma D. Cook a/k/a Emma Dean Cook having since died.

Being the same property conveyed to Michele Hoyt and Michael C. Cook, in equal shares to be held as tenants in common by Executor deed from Michele Hoyt and Michael C. Cook, Co-Executors of the Estate of Emma Dean Cook, deceased of record in Instrument No. 20150619-0058642 Register's Office for Davidson County, Tennessee, dated May 20, 2015 and recorded on June 19, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 414 Springview Dr. Nashville, TN 372143017.

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 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 hand(s) this 30th day of October, 2015.

Michele Hoyt

Michael C. Cook

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Michele Hoyt and Michael C. Cook the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2015.

Notary Public

My Commission Expires:

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

File #: **415176**

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066