THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126030**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me, this 28th day of January, 2016. Notary Public My Commission Expires: 8·23·2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
PKS Investments, LLC 4707B KENTUCKY AVE. NASHVILLE, TN 37209	New Owner	Tax Parcel ID No. 103-12-0-271.00

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, **Mary Anne Cook, as Trustee of The Mary Anne Cook Revocable Living Trust, dated March 31, 2002** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PKS Investments, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 45 feet of Lot No. 216 and the Westerly 5 feet of Lot No. 217, on the Plan of the Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, Register's Office for said County.

Said Easterly part of Lot No. 216 and Westerly part of Lot No. 217 front together 50 feet on the Northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Mary Anne Cook to Mary Anne Cook Revocable Living Trust Agreement, as recorded on the 13th day of September, 2002 in Instrument No. 20020913-0111896 and Warranty Deed from Earl G. Woolwine, Jr., et ux Gwendolyn N. Woolwine to Mary Anne Cook, as recorded on the 9th day of January, 1984, in Deed Book 6210, Page 636,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 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY'S SECOND SUBDIVISION, DIVISION "B", as recorded in Plat Book 332, Page(s) 92.

BILL GARRETT, Davidson County
Trans:T20160008106 DEEDWARR
Recvd: 01/29/16 15:42 2 pgs
Fees:13.00 Taxes:1998.00
20160129-0009069

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3812 CENTRAL AVE Nashville TN 37205-2436

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 28th day of January, 2016.

The Mary Anne Cook Revocable Living Trust

Mary Anne Cook

By: Mary Anne Cook, Trustee

STATE OF GEORGIA)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Anne Cook, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of The Mary Anne Cook Revocable Living Trust, dated March 31, 2002, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of January, 2016.

Notary Public

My Commission Expires: 10/20/19

CLAUDIA CANTU NOTARY PUBLIC Exp. 10/20/19 COBB COUNTY, GA