Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF MARCH, 2016. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK MUSGROVE, ET AL	**SAME**	**07205001200**
(NAME) **4215 BRUSH HILL ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARK MUSGROVE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY A **ONE-HALF (1/2) UNDIVIDED INTEREST IN SAID PROPERTY TO JOHN B. COOK,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Part of Lot No. 2 on the Plan of Section No. 1, Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, More fully described as follows:

Beginning on the northerly margin of Trinity Lane, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northwardly 207 feet to the southerly line of Lot No. 3; thence with the southerly line of Lot No. 3; thence with the southerly line of Lot No. 3 westwardly 85 feet to the easterly margin of Oakwood Avenue; thence with said avenue southwardly 191 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southeasterly direction a distance of 32.5 feet to the northerly margin of Trinity Lane; thence with said lane eastwardly 63.9 feet to the point of beginning.

Being the same property conveyed to Mark Musgrove by warranty deed dated August 12, 2008 from Diane D. Haviland and Deborah D. Carter of record as Instrument No. 20080814-0083777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Deed out of record in Instrument No. 20140520-0043068 and Decree of record in Book 4304, page 241 and any and all easements, restrictions, out-deeds and other matters that may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved (X)
This is improved( ) property, known as **701 EAST TRINITY LANE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160017364 DEEDWARR
Recvd: 03/02/16 15:22 2 pgs
Fees:13.00 Taxes:185.00
20160302-0020166

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 2ND day of **MARCH, 2016.**

MARK MUSGROVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **MARK MUSGROVE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2ND day of March, 2016.

My commission expires: NOVEMBER 5, 2018

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON