WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/16 09:48 2 pgs
Fees:13.00 Taxes:336.63
20160512-0047277

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$90,980.00**,

Affiant

Subscribed and sworn to before me this 9th day of May, 2016

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
George Cook	L. C. Anderson, as Trustee for the L. C. Anderson Living Trust, Dated December 29, 2003	058-15-0-085.00
3841 Creekwood Circle	408 Leake Avenue	
Nashville, TN 37218	Nashville, TN 37205	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **L. C. Anderson, as Trustee for the L. C. Anderson Living Trust, Dated December 29, 2003**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **George Cook and Bertha Cook**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot Number 64 on the Re-subdivision of Lots 64 and 65 of Creekwood North, of record in Book 6050, Page 249, Register's Office for Davidson County, Tennessee.

Said Lot Number 64 fronts 55 feet on the northwesterly margin of Creekwood Circle and extends back 148.80 feet on the northeasterly line and 245.11 feet on the southerly line to a dead line in the rear measuring 201.21 feet thereon.

Being the same property conveyed to L.C. Anderson, Jr. Living Trust dated December 29, 2003, by deed from Andy Maloney, Trustee, on September 2, 2015, of record in Instrument Number 20150914-0092758, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6050, Page 249, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4735, Page 645, as amended in Book 4765, Page 567, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3841 Creekwood Circle, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 9, 2016.

L. C. Anderson, as Trustee for the L. C. Anderson Living Trust, Dated December 29, 2003

By L. C. Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **L. C. Anderson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 9, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.24.17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.