BILL GARRETT, Davidson County
Trans:T20160056057 DEEDWARR
Recvd: 06/30/16 14:38 4 pgs
Fees:23.00 Taxes:1942.50
20160630-0067127

Prepared by:
Fearnley, Martin & McDonald, PLLC
6389 N. Quail Hollow Road - Suite 202
Memphis, TN 38120
Firm File No.: FMM1604035/CMc

WARRANTY DEED

THIS INDENTURE made and entered into this 24 day of June, 2016, by and between **Timothy E. Bolding and Cynthia B. Ritter as co-executors of The Estate of Lucy Hargett Bolding, pursuant to the Last Will and Testament of Lucy Hargett Bolding, probated at Docket # 16P865 in Davidson County, TN,** party of the first part, hereinafter called Grantor and **Cook Builders, LLC,** a Tennessee LLC party of the second part, hereinafter called Grantee.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hycrest Acres, Section 3, as of record in Book 2331, page 75, Register's Office for said County.
Said Lot No. 24 fronts 238.48 feet on the westerly side of Alcott Drive and extends back 241.9 feet on the northerly line and 237 feet on the southerly line to a dead line, measuring 118 feet thereon.

Being all or part of the same property conveyed to W. E. Bolding and wife, Lucy H. Bolding by virtue of that certain Warranty Deed dated May 8, 1969, at Book 4332, Page 853 in the Register's Office of Shelby County, Tennessee. W. E. Bolding died on or about August 13, 2007, survived by his wife, the surviving tenant by the entireties Lucy H. Bolding. Lucy H. Bolding died on or about January 11, 2016 leaving a Last Will and Testament.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, hereinafter called Grantee, his/her/its/their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part, hereinafter called Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except for:

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2016 Davidson County taxes, being liens not yet due and payable.
- Subdivision Restrictions, Building Lines and Easements of record in Book 2331, Page 75, in the Register's Office of Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1449, Page 155, Book 1728, Page 121, Book 1850, Page 271 ad Book 2480, Page 521 in the said Register's Office.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6180, Page 924 in the said Register's Office.

the said Register's Office.

The party of the first part further warrants that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Timothy E. Bolding
Co-Executor

Cynthia B. Ritter
Co-Executor

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 23 day of **June, 2016** before me the undersigned Notary Public of the State and County aforesaid, personally appeared **Timothy E. Bolding**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Co-executor of the within named bargainor, **The Estate of Lucy Hargett Bolding,** and that he/she as such Co-executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Co-executor.

WITNESS my hand and official seal at office this 23 day of June, 2016.

Notary Public

My Commission Expires: _____

CONNIE McTAMANY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES AUGUST 26, 2017

STATE OF _____
COUNTY OF _____

On this _____ day of **June, 2016** before me the undersigned Notary Public of the State and County aforesaid, personally appeared **Cynthia B. Ritter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Co-executor of the within named bargainor, **The Estate of Lucy Hargett Bolding,** and that he/she as such Co-executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Co-executor.

WITNESS my hand and official seal at office this _____ day of _____, 2016.

Notary Public

My Commission Expires: _____

the said Register's Office.

The party of the first part further warrants that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Timothy E. Bolding
Co-Executor

Cynthia B. Ritter
Cynthia B. Ritter
Co-Executor

STATE OF TENNESSEE
COUNTY OF SHELBY

On this _____ day of **June, 2016** before me the undersigned Notary Public of the State and County aforesaid, personally appeared **Timothy E. Bolding**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Co-executor of the within named bargainor, **The Estate of Lucy Hargett Bolding,** and that he/she as such Co-executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Co-executor.

WITNESS my hand and official seal at office this _____ day of _____, 2016.

Notary Public

My Commission Expires: _____

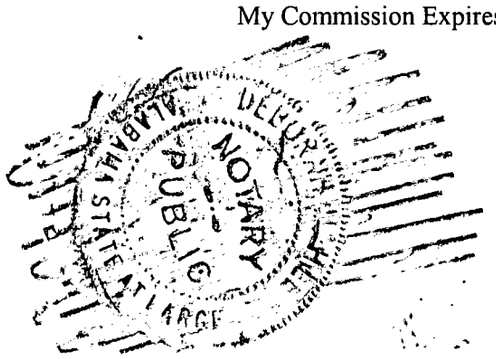
STATE OF Alabama
COUNTY OF Jefferson

On this 22nd day of **June, 2016** before me the undersigned Notary Public of the State and County aforesaid, personally appeared **Cynthia B. Ritter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Co-executor of the within named bargainor, **The Estate of Lucy Hargett Bolding,** and that he/she as such Co-executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Co-executor.

WITNESS my hand and official seal at office this 22nd day of June, 2016.

Deborah M. Hill
Notary Public

My Commission Expires: Aug. 17, 2016



Property Owner & Address: Cook Builders, LLC
4431 Alcott Drive
Nashville, TN 37215

Tax Parcel No: 130 16 0002.00

Property Address: 4431 Alcott Drive
Nashville, TN 37215

Mail Tax Bills To: Cook Builders, LLC
4431 Alcott Drive
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **$525,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 28 day of June, 2016.

Notary Public

My Commission Expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording Return to:
Bankers Title and Escrow
3310 West End Ave. #540
Nashville, TN 37203