GSBM Box 44

(1)

BILL GARRETT, Davidson County
Trans:T20160056527 DEEDWARR
Recvd: 07/01/16 13:30 2 pgs
Fees:13.00 Taxes:351.50
20160701-0067840

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $95,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2016. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 10 2019

Address New Owner As Follows: Katie Lee Cook 460 Claircrest Drive Antioch, TN 37013	Send Tax Bills To: Tenn Loan, Inc. 2209 Crestmoor Rd. Ste. 110 Nashville, TN 37215	Map, Parcel Number: 071 0B 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KACY L. DARNELL, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KATIE COOK, an unmarried person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 65, as shown on the map entitled the Plan of Phase I, Clairmont Subdivision, of record in Plat Book 6200, page 393 amended in Plat Book 6050, page 286, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kacy L. Darnell, unmarried, by deed from Bill Fowler and wife, Beth Fowler f/k/a K. Beth Thomas, of record in Instrument No. 20070907-0107453, dated August 31, 2007, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6050, page 286 and Plat Book 6200, page 393, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6988, page 542, said Register's Office.

4. By-Laws of record in Book 8108, page 993 and Book 8251, page 180, said Register's Office.

5. Storm Water Detention Agreement of record in Book 6719, page 701, said Register's Office.

This is improved property known as: **460 Claircrest Drive, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of July, 2016.

Kacy L. Darnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kacy L. Darnell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 2016

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2018