BILL GARRETT, Davidson County
Trans: T20160062832 DEEDWARR
Recvd: 07/21/16 13:04 3 pgs
Fees: 18.00 Taxes: 538.35
20160721-0075226

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $145,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2016.

Notary Public
My commission expires:

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-17-2017

04-1606-56047

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Christy L. Cook 2551 Sonar Street Nashville TN 37214	Shane & Christy Cook 14050 Asheville Hwy	052-13-0-B-219.00-CO Greeneville, TN 37743

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura M. Dalton n/k/a Laura M. Deane, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christy L. Cook and Shane Cook, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A.

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Condominium Plat, Revision One, River Glen, Planned Unit Development, Phase 5, Section 1, as established by Master Deed of record in Book 7566, Page 571; Instrument No. 20040915-0111299; and Instrument No. 20040915-0111301, and as shown on the plan of record in Instrument No. 20011207-0135344, as amended in Instrument No. 20030305-0029504, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura M. Dalton by deed from Daniel N. Sanders and wife, Kristi L. McMurtry Sanders, dated December 14, 2006, recorded December 19, 2006, of record in Instrument No. 20061219-0156116, Register's Office for Davidson County, Tennessee.

Joshua C. Deane, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2551 Sonar Street, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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 14 day of July, 2016.

Laura M. Deane

Joshua C. Deane

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Laura M. Deane**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Fort Worth (city), Texas (state), this 14th day of July, 2016.

TERESA BARBOSA
Notary Public, State of Texas
My Commission Expires
May 31, 2019

Notary Public

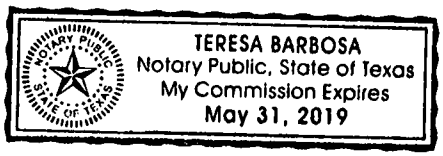
My Commission expires:

May 31, 2019

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joshua C. Deane**, 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 in Fort Worth (city), Texas (state), this 14th day of July, 2016.



Teresa Barbosa
Notary Public

My Commission expires:
May 31, 2019