WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065912 DEEDWARR
Recvd: 08/01/16 13:16 2 pgs
Fees:13.00 Taxes:1291.30
20160801-0079078

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8361 COOK CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kenneth Clark Cook and Kathy Lynn Cook	same	098-06-0B-101.00 CO
1208 Chickadee Circle		
Hermitage, TN 37076		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AGNES B. ELLIOTT ECKENFELDER AND CECIL C. ELLIOTT III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KENNETH CLARK COOK AND KATHY LYNN COOK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1208 Chickadee Circle, Hermitage, TN 37076

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 29th day of July, 2016.

Agnes B. Elliott Eckenfelder by Richard F. Bryan attorney-in-fact

Agnes B. Elliott Eckenfelder by Richard F. Bryan, attorney-in-fact

Cecil C Elliott III by Richard F Bryan attorney-in-fact

Cecil C. Elliott III by Richard F. Bryan, attoney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 29th day of July, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Richard F. Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Agnes B. Elliott Eckenfelder for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Agnes B. Elliott Eckenfelder.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

16-8361 COOK CP CB

EXHIBIT A - LEGAL DESCRIPTION

Being Unit 120-D-B, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135 D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions and Restrictions of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Agnes B. Elliott Eckenfelder, unmarried and Cecil C. Elliott, III, unmarried, as joint tenants with right of survivorship by Warranty Deed from Frank Batson Homes, Inc., recorded on the 3rd day of May, 2012 in Instrument No. 20120503-0038124, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Agnes B. Elliott Eckenfelder and Cecil C. Elliott III pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20160801-0079076 and 20160801-0079077, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20061207-0151485, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20051122-0141076 and 20071023-0125250, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Bridgewater Villas Townhomes Corporation recorded at Instrument No. 20060223-0021111.

f. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050222-0019150.

g. Conveyance of open space recorded at Instrument No. 20160212-0013728.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On the 29th day of July, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Richard F. Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Cecil C. Elliott, III for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Cecil C. Elliott, III.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020