THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Sept., 2016 Notary Public MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willis C. Nowell, Jr.	Guaranty Trust Company	MAP
4431 Alcott Drive	316 Robert Rose Drive	PARCEL 130-16-0-002.00
Nashville, TN 37215-4037	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cook Builders, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willis C. Nowell, Jr. and Michelle R. Nowell, husband and wife**

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

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hycrest Acres, Section 3, of record in Plat Book 2331, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 the same property conveyed to W. E. Bolding and wife, Lucy H. Bolding by Warranty deed from George W. Baker and wife, Mary Ann Baker of record in Book 4332, page 853, Register's Office for Davidson County, Tennessee, dated May 08, 1969 and recorded on May 14, 1969. 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. (Value or consideration shown in aforementioned deed $51,500.00.)

Being the same property conveyed to Cook Builders, LLC, a Tennessee LLC by Warranty deed from 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 Number 16P865 of record in Instrument No. 20160630-0067127 Register's Office for Davidson County, Tennessee, dated June 23, 2016 and recorded on June 30, 2016. (Value of consideration shown in aforementioned deed $525,000.00.)

Being also known as 4431 Alcott Drive Nashville, Tennessee 37215-4037.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4431 Alcott Drive, Nashville, TN 37215-4037.**

BILL GARRETT, Davidson County
Trans:T20160084912 DEEDWARR
Recvd: 09/27/16 13:40 2 pgs
Fees:13.00 Taxes:2220.00
20160927-0101875

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand( ) this the _____ day of September, 2016.

Cook Builders, LLC, a Tennessee Limited Liability Company

BY: _____

ITS: Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Thomas W. Cook III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member** of the maker, **Cook Builders, LLC, a Tennessee Limited Liability Company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 22 day of September, 2016.

My Commission expires March 3, 2020

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE