BILL GARRETT, Davidson County
Trans:T20160087746 DEEDWARR
Recvd: 10/05/16 13:12 4 pgs
Fees:23.00 Taxes:647.50
20161005-0105298

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167908

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2016. NOTARY PUBLIC My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Lovell and Michael Seal 2816 Dunmore Drive Nashville, TN 37214	Same as new owner	096 10 0 156.0

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE ESTATE OF DAVID COOK**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MEGAN LOVELL AND MICHAEL SEAL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Twin Lawn, as of record in Plat Book 2331, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David L. Cook, unmarried by Warranty Deed from Stevie Stephens and wife, Lorenda J. Stephens, dated 7/31/1992, recorded 9/3/1992, of record in Book 8691, page 558, in the Register's Office for Davidson County, Tennessee. The said David L. Cook aka David Larry Cook, having since died on June 30, 2016 and Staci Diane Smith being Executrix of the Estate, Probate Docket #16P1257, Davidson County Circuit Court.

The address of the herein described property is believed to be 2816 Dunmore Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of September, 2016.

THE ESTATE OF DAVID COOK

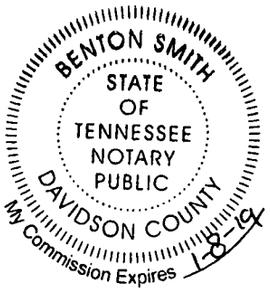
Staci Smith

By: Staci Diane Smith, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, **Staci Diane Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of David Cook, the within named bargainor and that he as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of David Cook by herself as, Executrix.

WITNESS my hand and seal, this the 12th day of September, 2016.



Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

THE ESTATE OF DAVID COOK

By: Scott D. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, **Scott D. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and seal, this 12th day of September, 2016.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith
Notary Printed Name

My commission expires: 1-8-19