BILL GARRETT, Davidson County
Trans:T20160095128 DEEDWARR
Recvd: 10/27/16 14:58 2 pgs
Fees:13.00 Taxes:362.60
20161027-0113757

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0679HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of October, 2016.

Notary Public
Commission Expires: 9-22-20

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Larry T. Loggins 5842 Dividing Ridge Rd. ~~117 East Avenue~~ Goodlettsville, TN 37072	Larry T. Loggins 5842 Dividing Ridge Rd. Goodlettsville, TN 37072	026-01-0-024.00

WARRANTY DEED

FOR AND IN 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, I/WE,

James A. Cook and Sharon Diamond and Patricia Davis, as devisees for The Estate of Alston Cook, Jr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larry T. Loggins and Helen Charmaine Loggins

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 the North one-half of Lot No. 21 and the South one-half of Lot No. 22 in "Block "F" of the Roscoe Subdivision" in Goodlettsville, as of record in Book 843, Page 73, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Alston Cook, Jr. by Executor's Deed from James A. Cook, Executor for the Estate of Bertha Mai Cook, dated 6/29/15 and recorded 7/9/15 in Instrument Number 20150709-0066626; and the same property previously conveyed to Bertha May Sanders Cook by Warranty Deed from Albert Sanders and wife, Pearl Sanders, dated 7/22/48 and recorded 4/4/52 in Book 2041, Page 515, Register's Office for Davidson County, Tennessee.

Alston Cook, Jr. having since died August 6, 2015, leaving James A. Cook and Sharon Diamond and Patricia Davis as the devisees of the Estate of Alston Cook, Jr., per Last Will and Testament filed for record in Docket No. 15P1402, Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 117 East Avenue, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of October, 2016.

James A. Cook
James A. Cook

Sharon Diamond by James A. Cook Attorney in Fact
Sharon Diamond by James A. Cook, Attorney in Fact

Patricia Davis by Aimee D. Bobbitt, Attorney in Fact
Patricia Davis by Aimee D. Bobbitt, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James A . Cook** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of October, 2016.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James A . Cook** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Sharon Diamond** and that he is authorized by **Sharon Diamond** to execute this instrument of her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of October, 2016.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aimee D. Bobbitt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Patricia Davis** and that he is authorized by **Patricia Davis** to execute this instrument of her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of October, 2016.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20