BOK 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160097043 DEEDWARR
Recvd: 11/02/16 13:55 2 pgs
Fees: 13.00 Taxes: 1961.00
20161102-0115986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $530,000.00.

Affiant

Subscribed and sworn to me on November 1, 2016.

NOTARY PUBLIC

My Commission Expires:

RUBYE RAINEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES AUGUST, 27 2019

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29846SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chris Cook and Rebecca Cook 1829 Bronwyn Court Brentwood, TN 37027	"New Owners'	093-13-0S-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lot 1 Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Chris Cook and wife, Rebecca Cook, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 as set forth in the Declaration of Covenants, Conditions and Restrictions for the 1210 Hawkins Street Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150818-0083288, Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plat attached as Exhibit "B" of said Declaration for a more complete identification and description of said Unit.

Being part of the same property conveyed to Lot 1 Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Brandon Barnes, unmarried, dated January 2, 2015 and recorded January 5, 2015, of record in Instrument No. 20150105-0000930, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 1210 Hawkins Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150818-0083288, Register's Office for Davidson County, Tennessee, and to which reference is hereby made as if copied verbatim.

3. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
4. Matters shown on plan of record in Book 4885, Page 136, Register's Office for Davidson County, Tennessee, shows a owner's certificate, a 30 foot minimum building setback line from Hawkins Street and a 5 foot electric overhang easement along a portion of the westerly line of said lot.
5. Applicable restrictions contained in the Instrument of record in Book 5030, Page 956, Register's Office for Davidson County, Tennessee.
6. Easements retained by Metro pursuant to the closing of Alley No. 428, being part of the City Ordinance No. 72-383, as of record in Book 4661, Page 823, Register's Office for Davidson County, Tennessee.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1210 B Hawkins Street, Nashville, TN 37203.

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 GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 hands this 1st day of November, 2016.

Lot 1 Partners, LLC

BY: _____

William F. Snyder
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, swore to and acknowledged himself to be the Member of Lot 1 Partners, LLC, the within named bargainor, and that he as such executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal on November 1, 2016.

My Commission Expires: 7-3-2017

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NOTARY PUBLIC

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE