Davidson County DEEDWARR
Recvd: 11/14/16 16:13 3 pgs
Fees:18.00 Taxes:1572.50
20161114-0120036

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC OF DAVIDSON
My Comm. Expires April 6, 2020

Subscribed and sworn to before me, this 10th day of November, 2016.

Notary Public
My commission expires: 04/06/2020

07-1610-86541

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eric M. Cook	New York Community Bank	129-10-0-016.00
6644 Clearbrook Drive	1801 East Ninth Street, Suite 200	
Nashville TN 37205	Cleveland, OH 44114-3516	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert L. Fox, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric M. Cook and wife, Jennifer N. Cook,** hereinafter called the Grantees, their successors 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. 111, on the Plan of West Meade Park, Inc., Section One, of record in Book 2900, Pages 103 and 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Fox and wife, Patricia Fox by deed from Sidney W. Schatten and wife, Delores B. Schatten, dated October 18, 1973, recorded October 24, 1973, of record in Book 4758, Page 259, Register's Office for Davidson County, Tennessee. The said Patricia Fox having since died.

The 24 month chain has been checked and there are no other deeds of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6644 Clearbrook Drive, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of November, 2016.

Robert L. Fox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert L. Fox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 10th day of November, 2016.

State of Tennessee at Large

My Commission expires: 04/06/2020

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

True Copy Certification

I, Justin Hall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Hillary A. Pate, a notary public for this county and state, Justin Hall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/06/2020

{Notary' Seal}

