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BILL GARRETT, Davidson County
Trans:T20170006477 DEEDWARRSP
Recvd: 01/23/17 14:49 3 pgs
Fees:18.00 Taxes:432.90
20170123-0007297

Prepared by T. Jake Wolaver
Tisher, Wolaver, Free, Carter & Lynn, PLLC
P.O. Box 1431
Columbia, Tennessee 38402-1431

Return to _____

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Christy Warren, as Conservator for Chloe Cook Sloan, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Marjorie Cook, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, and being Lot No. 5, as shown on plan of Glencoe Acres, Section III of record in Book 2330, Page 28, Register's Office of Davidson County, Tennessee, more particularly described as follows:
>
> Lot No. 5 fronts 81 feet on the easterly side of Colby Drive and runs back between lines 208.7 feet on the northerly side and 207.9 feet on the southerly side to a dead line in the rear and measures 81 feet on said dead line.
>
> Being the same property conveyed to Chloe Cook Sloan herein by deed of record in Book 6112, Page 364, Register's Office of Davidson County, Tennessee. Christy Warren as appointed conservator pursuant to order entered in Case #14-cv-5395, in the Chancery Court for Hickman County, Tennessee. See also order entered on December 6, 2016, authorizing the sale of the subject real property.
>
> Being also known as 3218 Colby Drive, Nashville TN 37211.
>
> Tax ID: 133-03-0-095.00

FIRST PARTY COVENANTS with SECOND PARTY that she is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes assumed by SECOND PARTY; and all other matters of public record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of FIRST PARTY's right, title and interest in and to

adjacent streets, alleys and rights of way, subject to the foregoing encumbrances, unto SECOND PARTY and SECOND PARTY's heirs, assigns and personal representatives forever. FIRST PARTY does hereby bind herself and its successors to warrant and forever defend the Property unto SECOND PARTY and SECOND PARTY's heirs, assigns and personal representatives, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under FIRST PARTY, but not otherwise.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED, SECOND PARTY ACKNOWLEDGES THAT FIRST PARTY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY OTHER REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF HABITABILITY. SECOND PARTY FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, SECOND PARTY agrees to and accepts all of the foregoing matters.

IN WITNESS WHEREOF, this conveyance has been executed on the 13th day of December, 216.

Christy Warren, as Conservator for Chloe Cook Sloan

"FIRST PARTY"

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Christy Warren, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the conservator for Chloe Cook Sloan, and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 13th day of December, 2016.

KAY THERESE HOSFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 10/27/18

Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2016.

KAY THERESE HOSFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 10/27/18

Notary Public

NEW PROPERTY OWNERS:	PERSON(S) RESPONSIBLE FOR TAXES:
Marjorie Cook	Marjorie Cook
201 Fall Street	
Nashville, TN 37206	SAME

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