GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20170008129 DEEDWARR
Recvd: 01/27/17 14:06 2 pgs
Fees:13.00 Taxes:7770.00
20170127-0009178

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00. Sharon Muller Affiant Subscribed and sworn to before me, this 27th day of January, 2017. Notary Public My Commission Expires: 10-14-2019

NOTARY SEAL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Steven D. Singleton Christine C. Singleton 1854 Laurel Ridge Drive Nashville, TN 37215	New Owner	145 06 0 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH C. COOK, JR. AND WIFE, JUDITH E. COOK**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEVEN D. SINGLETON AND WIFE, CHRISTINE C. SINGLETON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 82, as shown on the map entitled Section 4, Laurel Ridge, of record in Plat Book 3500, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph C. Cook, Jr. married, by deed from Charles E. Howard and wife, Chris C. Howard, of record in Instrument No. 20040806-0095251, dated August 5, 2004, said Register's Office.

Further being the same property conveyed to Joseph C. Cook, Jr. and wife, Judith E. Cook, by quitclaim deed from Joseph C. Cook, Jr., of record in Instrument No. 20051206-0146812, dated December 1, 2005, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3500, Page 71, said Register's Office.

3. Sanitary Sewer Easement of record in Book 8037, Page 208, said Register's Office.

This is improved property known as: **1854 Laurel Ridge Drive, Nashville, TN 37215.**

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 Grantors 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 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.

WITNESS my hand this 27th day of January, 2017.

Joseph C. Cook, Jr.

Judith E. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph C. Cook, Jr. and Judith E. Cook, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 26 day of January, 2017

(SEAL)

DEBORAH L. MIRAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/5/18

675730.1/2013587