BOX #14

G#29510-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170025465 DEEDWARR
Recvd: 03/27/17 10:01 2 pgs
Fees: 13.00 Taxes: 2948.90
20170327-0029421

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$797,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 24th day of March, 2017.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jorge Tarajano and Gina Tarajano	**"New Owner"**	**11706000300**
6841 Fountain Lane		
Baton Rouge, LA 70809		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Cook and wife, Emily Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jorge Tarajano and Gina Tarajano, husband and wife

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 East 97 feet of Lot No. 14 and the West 10 feet of Lot No. 13 of Block "5" on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the North margin of Golf Club Road 140 feet East of Maplewood Avenue, being the Southeast corner of the property conveyed to Emma Johnson by Deed from E. L. Hampton and wife of record in Book 981, Page 147, said Register's Office; thence, in a northwesterly direction with the easterly line of the Emma Johnson property 200.4 feet, more or less, to the common corner of Lot Nos. 14 and 15 of said subdivision; thence, eastwardly with the southerly line of Lot Nos. 16 and 12,

Deed from E. L. Hampton and wife of record in Book 1003, Page 576, Register's Office for Davidson County, Tennessee; thence, southwardly with R. T. Turner's West line 200 feet to the North margin of the Golf Club Lane Road; thence, westwardly with the North margin of said road 107 feet to the point of BEGINNING.

BEING the same property conveyed to Matthew Cook and wife, Emily Cook, by Warranty Deed dated June 26, 2014, from Carlyn Robb and husband, Jeremy Robb, of record in Instrument No. 20140630-0057178, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

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

1) All matters shown on the Plan of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **2330 Golf Club Lane, 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 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 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/our hand(s) this **24th** day of **March, 2017.**

Matthew Cook

Emily Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew Cook and wife, Emily Cook,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **March, 2017.**

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public