RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178993

Davidson County DEEDWARR
Recvd: 07/07/17 10:44 3 pgs
Fees:18.00 Taxes:1054.50
20170707-0068401

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Najmeh Jami 2314 Oak Court Nashville, TN 37206	New Owner	083 07 0 329.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars ($285,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JASON COOK AND WIFE CHELSEA DAWN COOK**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NAJMEH JAMI, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Eastland Oaks, Section 2, as shown on plat of record in Plat Book 4860, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jason Cook, an unmarried man, by Warranty Deed from Homes by Helen, Inc., dated 11/14/2014, recorded 11/19/2014, of record in Instrument #20141119-0106684, in the Register's Office for Davidson County, Tennessee. Jason Cook is now married to Chelsea Dawn Cook. Chelsea Dawn Cook hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 2314 Oak Court, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of July, 2017.

JASON COOK

CHELSEA DAWN COOK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jason Cook and Chelsea Dawn Cook, 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 seal, this the 5th day of July, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19



True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY