WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2795099

Return to:

STATE OF Tennessee)
COUNTY OF Wilamson)

The actual consideration or value for this transfer, whichever is greater, is $ 1,830,000.00.

Deedra A Walker
Affiant

Subscribed and sworn to me, this the 14 day of July, 2017.

Notary Public Larry N. Westbrook

My commission expires: 04/06/2021

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Property Address:	**Property owner and mail tax bills to**:	**Parcel ID**:
3617 Hampton Avenue NASHVILLE, TN 37215	Joseph Cook III 3617 Hampton Ave Nashville, TN 37215	Map/Parcel 117-05-0-060.00

THIS INDENTURE is made effective the 15th day of June, 20 17, by **Jeffrey R. Infante and Julie Anne Infante**, husband and wife, First Parties, for the purpose of conveying the premises described herein to Joseph C. Cook III and Ashley B. Cook, Husband and Wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Henry Sperry Addition of record in Plat Book 974, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey R. Infante and Julie Anne Infante, husband and wife by Warranty deed from Patrick R. Spear and spouse Lisa D. Spear of record in Instrument No. 20110627-0049004 Register's Office for Davidson County, Tennessee, dated June 24, 2011 and recorded on June 27, 2011.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Plat Book 974, Page 21, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20170060500 DEEDWARR
Recvd: 07/14/17 15:15 2 pgs
Fees:13.00 Taxes:6771.00
20170714-0071195

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Jeffrey R. Infante

Julie Anne Infante

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jeffrey R. Infante**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 15 day of June, 2017.

Rebecca J Grim
NOTARY PUBLIC

Rebecca J. Grim
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

My Commission Expires:
August 4, 2020

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Julie Anne Infante**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 15 day of June, 2017.

Rebecca J Grim
NOTARY PUBLIC

My Commission Expires:
August 4, 2020

Rebecca J. Grim
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.