THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/15/17 11:00 3 pgs
Fees:18.00 Taxes:592.00
20170815-0083557

ADDRESS NEW OWNER
Josh Cook
3208 Cedar Ridge Road
Nashville, TN 37214

MORTGAGEE
EVERETT FINANCIAL, INC.
D/B/A SUPREME LENDING
14801 QUORUM DRIVE, SUITE 300
DALLAS, TX 75254

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
108-08-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kenneth Thompson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua M. Cook and Mary F. Cook, 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 Lot No. 196-A on the plan of Larchwood Subdivision in Plat Book 5200, Page 207 and Page 208, amended and now of record in Book 5800, Page 258, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth Thompson, unmarried by deed from Frank Batson as Trustee of The Gordon Weaver Marital Trust dated April 30, 2009 of record in Instrument No. 200905040040595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5479, Page 443, Book 5688, Page 696, Book 6011, Page 130, Book 6121, Page 24; Easement to Comcast of Nasvhille I, LLC in Instrument No. 201002190012995; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5800, Page 258, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **3208 Cedar Ridge Road Nashville, TN 37214.**

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 we do covenant with 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 our hands this 11th day of August, 2017.

Kenneth Thompson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth Thompson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

