BILL GARRETT, Davidson County
Trans:T20170075043 DEEDWARR
Recvd: 08/29/17 08:42 2 pgs
Fees:13.00 Taxes:740.00
20170829-0088399

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $200,000.00 (Two Hundred Thousand).

Diane Montalbine
AFFIANT

Subscribed to and sworn before me this 28th day of August, 2017.

Kelley Lyn Davison
NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLEY LYN DAVISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08/08/2018

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Diane Montalbine 2900 Harbour View Drive Nashville, TN 37217	**SAME AS NEW OWNER**	13615000700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **LEROY COOK, UNMARRIED AND CAROLYN COOK, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DIANE MONTALBINE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 81, Plan of Harbourtown a/k/a Harbour Town Village, Section 1, as shown on plat of record in Plat Book 4675, Pages 3 and 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leroy Cook and Carolyn Cook by deed from Stan Hemphill and wife, Cynthia B. Hemphill and Michelle L. Williams and spouse, Jeffery Williams and Anita M. Jones, of record in Instrument No. 20101011-0081358, Register's Office for Davidson County, Tennessee.

Being also known as 2900 Harbour View Drive, Nashville, Tennessee 37217.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2900 HARBOUR VIEW DRIVE** **NASHVILLE, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 28th day of August, 2017

Leroy Cook

Carolyn Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of August, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Leroy Cook and Carolyn Cook** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of August, 2017.

Notary Public

JEFFREY M. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Commission Expires: