WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/17 11:26 3 pgs
Fees:18.00 Taxes:499.50
20170907-0092007

STATE OF Alabama
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/6/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-080421

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Eggert	Jacob Eggert	
(NAME) 810 Bellevue Rd. #203	(NAME) 810 Bellevue Rd. #203	142-06-0B-203.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JERRY COOK AND LAVADA COOK, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACOB EGGERT, UNMARRIED, 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 Unit No. 203, Building 29, Garage Space 203G on the Plan of "Peppertree", Creekside Meadows Condominiums, as established by the Master Deed of record in Book 4834, Page 257; Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5, Book 6237, Page 644; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 873, and as shown on Plan of record in Plat Book 4675, Page(s) 128, 129 and 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerry Cook and Lavada Cook, husband and wife by Warranty Deed from Monica Gunhae Jordan (Gun Hae Kim now known as Monica Gunhae Jordan), of record in Instrument No. 20130703-0068987, Register's Office for Davidson County, Tennessee, dated June 26, 2013 and recorded on July 03, 2013.

unimproved ☐
This is improved ☒ property, known as 810 Bellevue Rd. #203, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jerry Cook and Lavada Cook this 5 day of September, 2017.

Jerry Cook

Lavada Cook

STATE OF Alabama
COUNTY OF Montgomery

On this the 5 day of September, 2017, before me personally appeared Jerry Cook and Lavada Cook to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5 day of September, 2017.

Notary Public

My Commission Expires: 2/8/2020

(SEAL)

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

