WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17G928

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 13979 DEEDWARR
10/16/2017 10:32:33 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20171016-0105678

ADDRESS NEW OWNER:
Byron Cohee
1905 Avalon Drive
Nashville, TN 37216

SEND TAX BILL TO:
Beacon Credit Union
Peru West Branch
904 W. Main St.,
Peru, IN 46970

MAP/PARCEL 07208016800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pamela Adamson, Mac Groom Crook, Ancel Gregory Crook and Jeffrey M. Crook, heirs at law to the Estate of Rebecca Ann McDuffee Crook, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Byron Cohee and Carol Cohee, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Virginia Manor Subdivision as of record in Book 1835, Page 22, in the Register's Office for said County.

Said Lot No. 15 Fronts 70 Feet on the Northwesterly side of Avalon Drive and Runs back between Parallel Lines 169.8 feet on the Southwesterly Line and 168.52 feet on the Northeasterly Line to a Dead Line on which it measures 70.01 feet.

Being the same property conveyed to Rebecca M. Crook by Warranty deed from Margaret C. Willis of record in Book 3898, page 18, Register's Office for Davidson County, Tennessee, dated June 02, 1965 and recorded on June 03, 1965. The said Rebecca M. Crook died December 23, 2015. A probate was opened in Circuit Court for Davidson County, Probate Division under Docket No. 16P1916.

This is improved property known as: **1905 Avalon Drive, Nashville, Tennessee 37216.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 6th day of October 2017.

WITNESS MY HAND on this the 6th day of October 2017

Pamela Adamson, Executrix

Pamela Adamson

Mac Groom Crook

Ancel Gregory Crook

Jeffrey M. Crook

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of October 2017, before me, personally appeared Pamela Adamson, as Executrix of the Estate of Rebecca Ann Crook, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

In Witness whereof I have hereunto set my hand and notarial seal.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Pamela Adamson, Michael Aaron Crook, Ancel Gregory Crook and Jeffrey M. Crook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of October 2017.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of October 2017.

NOTARY PUBLIC

My Commission Expires: 4-28-19



File No: 170712