This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17580

Send Tax Bills To:
New Owner

Bill Garrett Davidson County
Batch# 24981 **DEEDWARR**
11/13/2017 11:28:51 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20171113-0116219

New Owner is:
Matthew Collum
862 Beth Drive
Nashville, TN 37206

MAP: 094-01-0

PARCEL: 069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Suzanne G. Cook, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew Collum**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **615 South 12th Street, Nashville, TN 37208**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 200 on the map of Payne-Blakemore and Cummings Addition, of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description of said lot.

Said Lot No. 200 fronts 25 feet on the easterly side of 12th Street and runs back between parallel lines 161 feet to an alley.

BEING the same property conveyed to Suzanne G. Cook, unmarried, by Warranty Deed from BancorpSouth Bank, dated 7/10/09 and recorded 7/15/09 in Instrument Number 20090715-0066223, Register's Office for Davidson County, Tennessee.

SG.C
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of November, 2017.

GRANTOR(S):

Suzanne G. Cook

SUZANNE G. COOK

_____

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Nassau

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Suzanne G. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of November, 2017.

CARLA VEST
Commission # FF 987473
My Commission Expires
May 01, 2020

NOTARY PUBLIC
My Commission Expires: 5/01/2020

STATE OF Florida
COUNTY OF Nassau

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00**.

Suzanne G. Cook

AFFIANT

SWORN TO and subscribed before me this 3rd day of November, 2017.

CARLA VEST
Commission # FF 987473
My Commission Expires
May 01, 2020

NOTARY PUBLIC
My commission expires: 5/01/2020