THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-24189

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Bill Garrett Davidson County
Batch# 36858 DEEDWARR
12/13/2017 03:27:47 PM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20171213-0127294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2017.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Marks	USAA FEDERAL SAVINGS BANK	
924 Fatherland Street	10750 MCDERMOTT FREEWAY	082-16-0-271.00
Nashville, TN 37206	SAN ANTONIO, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Thomas Harold Cook and Jon Mark Ivey, married to each other,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Marks,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 110 on the Plan of Barrow's Addition of Edgefield, Section One of record in Plat Book 1, Page 13 of Chancery Court, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 110 fronts 50.0 feet on the South side of Fatherland Street and runs back between parallel lines 195.0 feet to an alley.

Being the same property conveyed to Thomas H. Cook by Warranty deed from Edward A. Waller, Jr. and Judith E. Waller of record in Book 8588, page 363, Register's Office for Davidson County, Tennessee, dated March 27, 1992 and recorded on March 31, 1992.

Being the same property conveyed to Barbara Deere Trustee by Quitclaim Deed from Thomas Harold Cook and Jon Mark Ivey of record in Instrument No. 20140822-0076564, Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on August 22, 2014 and within the same deed the said Barbara Deere, Trustee conveyed his interest in the subject property to Thomas Harold Cook and Jon Mark Ivey, as Joint Tenants with Rights of survivorship.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as **924 Fatherland Street, Nashville, TN 37206.**

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 the 12 day of December, 2017.

Thomas Harold Cook

Thomas Harold Cook

Jon Mark Ivey

Jon Mark Ivey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Harold Cook and Jon Mark Ivey,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE