Bill Garrett Davidson County
Batch# 66941 DEEDWARR
03/09/2018 11:07:54 AM 2 pgs
Fees: $13.00 Taxes: $869.13
20180309-0022438

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-1130D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Bernal R. Cook and Carleen E. Cook, each with a 1/2 undivided interest<br>(NAME)<br>466 Monticello Street<br>(STREET ADDRESS)<br>Nashville, TN 37207<br>(CITY) (STATE) (ZIP) | New Owner<br>(NAME)<br>13 Colony Rd<br>(STREET ADDRESS)<br>Westbrook Me 04092<br>(CITY) (STATE) (ZIP) | 071-01-0A-010.00-CO |

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 HEREBYACKNOWLEDGED, WE, **Claudette Patterson, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bernal R. Cook and Carleen E. Cook, each with a 1/2 undivided interest as Tenants in Common,** 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:

Being Lot Number 10 as shown on the plan for PHASE I OF THE WOODS OF MONTICELLO, of record in Instrument No. 20091216-0114519, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Claudette Patterson, a single woman from Woodbine Community Organization (WCO), Inc., by Warranty Deed dated October 23, 2012, as Instrument No. 20121102-0101230, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20090528-0049122, # 201406170052867, and # 201406170052868 and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20091216-0114519 , Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Instrument No. 20090529-0049581, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers/storm drainage as recorded in Book 6407, page 360, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Easement as recorded in Instrument No. 20090503-0040906, Register's Office for Davidson County, Tennessee.
7. Drainage Easement as recorded in Book 10183, page 217, Register's Office for Davidson County, Tennessee.
8. Slope Easement as recorded in Book 4297, page 397, Register's Office for Davidson County, Tennessee.
9. Easement for utilities and infrastructures and right of entry as recorded in Instrument No. 20040308-0026393, Register's Office for Davidson County, Tennessee.
10. Water main easement of record in Book 10219, page 509, and Book 10224, page 148, Register's Office for Davidson County, Tennessee.
11. Common Area conveyed to Homeowner's Association of record in Instrument # 201711220119984, 201711220119985, 201711220119986, & 201711220119987, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 466 Monticello Street, Nashville, TN 37207.

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. 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 my/our hand(s) this 8th day of March, 2018.

X _____ March 08, 2018
Claudette Patterson — Date

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 Claudette Patterson, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2018.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**