RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW180553

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

WARRANTY DEED

Bill Garrett Davidson County
Batch# 98171 **DEEDWARR**
05/30/2018 11:15:27 AM 2 pgs
Fees: $13.00 Taxes: $599.40

20180530-0051403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of May, 2018.

NOTARY PUBLIC

My commission expires: 12-4-18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Cook and wife, Laura Cook 2330 Tally Green Court Nashville, TN 37214	5002 Englishwoods Mt Juliet, TN. 37122	073-15-0-018.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Two Thousand and 00/100 Dollars ($162,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JO ANN STEWART, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JASON COOK AND WIFE, LAURA COOK**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7A on the Plan of Zone Lot Division of Lots 2, 3, 6, and 7 Tally Green, as of record in Plat Book 6250, page 73, amended in Plat Book 6250, page 954, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jo Ann Stewart, by Warranty Deed from Cullom Ogg and wife, Ethel Ogg, dated 9/12/1991, recorded 9/17/1991, of record in Book 8443, page 852, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2330 Tally Green Court, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of May, 2018.

JoAnn Stewart by Sheree Griffin
Attorney in Fact

JO ANN STEWART BY SHEREE GRIFFIN, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, SHEREE GRIFFIN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of ~~Betty~~ Jo Ann Stewart by Power of Attorney granted on 04/23/18 and acknowledged that she executed the same as the free act and deed of the said Jo Ann Stewart.

WITNESS my hand and seal, this the 11th day of May, 2018.

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sarah E. Simmons
Notary Public
My commission expires: 12-4-18