WARRANTY DEED

Bill Garrett Davidson County
Batch# 126833 DEEDWARR
08/09/2018 10:34:56 AM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20180809-0078490

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Lealani Mae Acosta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF Aug., 2018

Notary Public

MY COMMISSION EXPIRES: MAR 8, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lealani Mae Acosta	Citizens Bank	
(NAME) 1441 W. Running Brook Road	(NAME) 6100 Tower Circle, Ste. 600	114-7-B 139 CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	
(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, **DAVID B. COOK AND DIANA M. COOK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEALANI MAE ACOSTA, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 14 on the Plan of Section Six, Addition to Westchase, of record in plat Instrument No. 20050617-0069470, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David B. Cook and Diana M. Cook, husband and wife, by deed dated November 30, 2005 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20051205-0145673, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1441 W. Running Brook Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 8 day of August, 2018

DAVID B. COOK

DIANA M. COOK, BY: DAVID B. COOK, ATTORNEY IN FACT

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 David B. Cook, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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



Commission expires: MAR 8, 2021

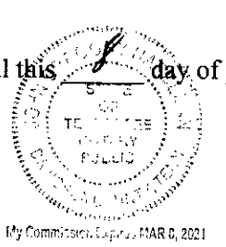
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8 day of August, 2018, before me personally appeared David B. Cook, to me known to be the person who executed the foregoing instrument on behalf of Diana M. Cook and acknowledged that he executed the same as the free act and deed of Diana M. Cook.

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



Commission expires: My Commission Expires MAR 8, 2021

Notary Public