THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717039** Bill Garrett Davidson County Batch# 130872 DEEDWARR 08/20/2018 10:44:29 AM 2 pgs Fees: $13.00 Taxes: $1,350.50 20180820-0082200	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Elaine C. Williams Affiant Subscribed and sworn to before me, this17th day of August, 2018. Notary Public My Commission Expires: 1-24-22 TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Aarron D. Schwartz 5130 Clarksville Highway Whites Creek TN 37189	Send Tax Bills To: ~~New Owner~~ Ameris Bank 1800 Parkway PL #820 Marietta GA 30067	Tax Information: Tax Parcel ID No. 039-00-0-084.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Nicole Cook and Eric Michael Cook, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Aarron D. Schwartz and Crystal Joy Schwartz, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Being a tract of land on the northeasterly margin of Clarksville Pike, and being all of the property described in Deed Book 6265, Page 905, Register's Office, Davidson County, Tennessee, and further described according to a Mortgage Loan Inspection by Campbell, McRae, and Associates Surveying, Incorporated, 2424 21st Avenue So. Suite 201, Nashville, Tennessee 37212 License Number 1673, dated 4/28/94, as follows:

Beginning at a point in the northeasterly margin of Clarksville Pike, said point being southwesterly corner of Dan Tarpey of record in Deed Book 5763, page 740, said Register' s Office and being the southerly corner of the herein described tract; thence, North 43 degrees East 210.3 feet to a point, thence North 50 degrees West 105 feel to a point; thence South 43 degrees West 210.3 feet to a point in the northeasterly margin of Clarksville Pike; thence along said margin South 50 degrees East 105 feet to the Point of Beginning.

Being the same property conveyed to JENNIFER NICOLE COOK AND ERIC MICHAEL COOK, MARRIED, by deed from ALPHONSO JAC K SON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT , OF WASHINGTON, D.C. , of record as Instrument No. 20080111-0003528, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 039-00-0-084.00.

This is improved property located at 5130 Clarksville Highway Whites Creek TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2018.

Jennifer Nicole Cook

Eric Michael Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Nicole Cook and Eric Michael Cook, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2018.

Notary Public

My Commission Expires: _____

