Karen Y Johnson Davidson County
Batch# 151230 DEEDWARR
10/15/2018 08:30:26 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20181015-0101580

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811117

WARRANTY DEED

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2018.

NOTARY PUBLIC

My commission expires: 4/9/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark P. Lunsford and Donna S. Smith 226 22nd Street Old Hickory, TN 37138	Same address as new owner	053 08 0B 008.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($379,900.00), 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, **COOK LAND DEVELOPMENT, LLC** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARK LUNSFORD, UNMARRIED, AND DONNA S. SMITH, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 and being Unit 8, as shown on the Amended and Restated Declaration Converting Cook's Landing Lakeshore Condominiums to Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument #201807160068745, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to Cook Land Development, LLC by deed from Tim Polston, dated March 24, 2017 and recorded on April 11, 2017 at Instrument # 20170411-0035186, in the Register's Office for Davidson County, Tennessee.

Previously being a portion of the same property conveyed to Tim Polston by deed from Alan Barrett and Anita Marlin, dated February 4, 2016 and recorded on February 5, 2016 at Instrument # 20160205-0011295, said Register's Office.

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.

Mark P. Lunsford shall become sole owner of said property in the event the that the romantic relationship between Mark P. Lunsford and Donna S. Smith is terminated.

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 they are lawfully seized and possessed of said real estate; that they 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 are being paid at closing.

The undersigned further covenant and bind themselves, their 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 9th day of October, 2018.

COOK LAND DEVELOPMENT, LLC

BY: RICHARD COOK

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, Richard Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Chief Member of Cook Land Development, LLC, and that as such authorized agent, he executed the within instrument for the purposes therein contained..

WITNESS my hand and seal, this the 9th day of October, 2018.

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY