RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810407

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152761 **DEEDWARR**
10/19/2018 12:35:53 PM 2 pgs
Fees: $13.00 Taxes: $1,734.93

20181019-0103933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2022

KAYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Anthony Anderson 222 22nd Street, Unit 6 Old Hickory, TN 37138	Same address as new owner	053-08-0-B-006.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Eight Thousand Nine Hundred and 00/100 Dollars ($468,900.00), 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, **ANTHONY ANDERSON, a married person,** hereinafter called the Grantee(s), his 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 6, 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.

The address of the herein described property is believed to be 222 22nd Street, Unit 6, Old Hickory, TN 37138, 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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of October, 2018.

COOK LAND DEVELOPMENT, LLC

BY: RICHARD COOK

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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 15th day of October, 2018.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021