Karen Y Johnson Davidson County
Batch# 174586 DEEDWARR
12/17/2018 09:15:29 AM 2 pgs
Fees: $13.00 Taxes: $340.40
20181217-0122162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
LWB, LLC 1057 Mallow Drive Madison, TN 37115	P.O. Box 150979 Nashville, TN 37215	052-04-0-057

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James H. Cook and Essie M. Cook, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LWB, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 21 on the Plan of Arrowhead Estates, Section 1, of Record in Book 4955, Page 27, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to James H. Cook by Special Warranty Deed dated 07/30/2003 from Household Financial Center, Inc of record in Instrument 200309020126296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1057 Mallow Drive, Madison, TN 37115

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.

Witness my/our hand(s) this the 14th day of December, 2018.

James H. Cook

Essie M. Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James H. Cook and Essie M. Cook with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of December, 2018.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

