This Instrument prepared by
and after recording return to:
G. Miller Hogan II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 191624 DEEDWARRSP
02/05/2019 08:10:30 AM 6 pgs
Fees: $33.00 Taxes: $1,110.00
20190205-0010624

SPECIAL WARRANTY DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel Nos.**
Charles E. Cooke **205 17th Avenue North** **Suite 201** **Nashville, TN 37203**	**(Same)**	**092-08-0-038.00** **092-08-0-035.00** **092-08-0-036.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that I, **J.D. Eatherly** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Charles E. Cooke** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is unimproved property commonly known as: **1413, 1501 and 1503 Clinton Street, Nashville, Tennessee 37203.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his heirs, successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 4TH day of February 2019.

J.D. Eatherly

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **J.D. Eatherly**, the within named 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 seal, this 4TH day of February 2019.

Notary Public

My commission expires: MAR. 8, 2021

G. MILLER HOGAN II
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $300,000.00.

Affiant

Sworn to and subscribed before me on this
4TH day of February 2019.

Notary Public
My Commission Expires: MAR-8, 2021

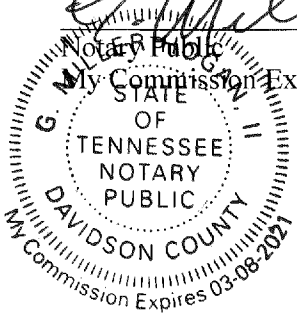


EXHIBIT A

[*Property Legal Description*]

Tract I

BEING the west 37 ½ feet of the east 40 feet of Lot No. 128 on the Plan of the Unsold Lots in Nashville of Samuel Watkins, deceased, as of record in Book 57, page 13, Registers Office for Davidson County, Tennessee.

SAID part of said lot fronts 37 ½ feet on the south side of Clinton Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to J. D. Eatherly from Harris A. Gilbert, Trustee by Quitclaim Deed dated March 24, 2006 of record in Instrument No. 20060426-0047531, Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to Harris A. Gilbert, Trustee by Warranty Deed dated February 28, 1966 from Leon Gilbert, an unmarried man of record in Book 3993, Page 340, said Register's Office.

Tract II

The northerly 100 feet of Lot No. 130 of the Real Estate of Samuel Watkins, deceased, as of record in Book 57 page 13, Register's Office for Davidson County, Tennessee.

Said northerly part of said Lot No. 130 fronts 43 feet on the southerly side of Clinton Street and runs back with the easterly margin of an alley 100 feet to a dead line.

Being part of the same property conveyed to J. D. Eatherly by Warranty Deed dated August 23, 1984 from Johnny N. Blackman, Jr. and wife, Mazie L. Blackman of record in Book 6366, page 561, Register's Office for Davidson County, Tennessee.

Tract III

The south 77 feet of Lot No. 130 on the Plan of the unsold lots in West Nashville of the Samuel Watkins. Estate, of record in Book 57 page 13, Register's Office for Davidson County, Tennessee.

Said part of Lot 130 fronts 44 feet on the north side of the first alley south of Clinton Street and runs back between parallel lines along the east margin of the first alley east of 16th Avenue North, 77 feet to a dead line.

Being part of the same property conveyed to J. D. Eatherly by Warranty Deed dated August 23, 1984 from Johnny N. Blackman, Jr. and wife, Mazie L. Blackman of record in Book 6366, page 561, Register's Office for Davidson County, Tennessee.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.

2. Matters shown on the Plan of record in Book 57, Page 13, said Register's Office.

- End of Exhibit -

TRUE COPY CERTIFICATION

I, **G. Miller Hogan II**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Yvette D. Arledge, a Notary Public in and for said County and State G. Miller Hogan II, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of June 2018.

Notary Public

YVETTE DENISE ARLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

My commission expires:_____