THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218744**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2019. Notary Public My Commission Expires: _

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 3, 2021

Karen Johnson Davidson County
Batch# 192354 DEEDWARR
02/06/2019 01:57:38 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20190206-0011438

WARRANTY DEED

Address New Owner: Daniel Sloss 413 Bushnell St Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 10 0 122.00 (Parent P

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, **James Cook and Jennifer Cook, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Sloss**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

a married man

Land in Davidson County, Tennessee, being Lot 49 and Lot 50, MCEWEN PLACE, as shown on plat of record in Plat Book 332, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to James Cook and wife, Jennifer Cook by Warranty Deed from Deirdre Reaves and husband, Giles Reaves, recorded on the 2nd day of November, 2004 in Instrument No. 20041102-0132005, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCEWEN PLACE, as recorded in Book 332, Page(s) 133.

Asphalt driveway along Lot 49 serving adjoining property.

Concrete pad encroaching along the Lots 49 and 48.

Chain link fence traverses along and over the property line of Lot 50.

All matters shown on survey prepared by JMC Surveying and Mapping, Drawing Number 17-2038-01.

This is improved property located at 413 Bushnell St Nashville TN 37206

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 24th day of January, 2019.

James Cook

Jennifer Cook
By: James Cook, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Cook, 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, and who further acknowledged that he is the Attorney-in-Fact for Jennifer Cook and that he is authorized by Jennifer Cook to execute this instrument on her behalf.

WITNESS my hand, at office, this 24th day of January, 2019.

Notary Public

My Commission Expires: _____

