THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420019

Karen Johnson Davidson County
Batch# 226558 **DEEDWARR**
05/06/2019 03:20:12 PM 2 pgs
Fees: $13.00 Taxes: $1,472.60
20190506-0042397

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $398,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2019.

Notary Public
My Commission Expires: 1-3-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Howard Cook, Jr. 1602 Straightway Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 072-14-4I-001.00-CO

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, **Thomas K. Brown and wife, Lisa C. Brown,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Howard Cook, Jr., a married man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No.1602, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Cottages at Straightway, a Horizontal Property Regime with Private Elements of record in Instrument 20150827-0087008, Register's Office for Davidson County Tennessee, said unit being a re-plat of Lot 25 on the Plan of ET. Brown's Subdivision of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Thomas K. Brown and wife, Lisa C. Brown by Warranty deed from Fuqua Investors, LLC of record in Instrument No. 20160831-0091513 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on August 31, 2016.

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.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150827-0087008, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-RMY-19-1602

Easement Deed to Qwest Communications International, Inc. of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20171106-0113645, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1602 Straightway Avenue 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 2nd day of May, 2019.

Thomas K. Brown by Mark Lonsway as Attorney-in-Fact

Lisa C. Brown by Mark Lonsway as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Lonsway, 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 Thomas K. Brown and that he is authorized by Thomas K. Brown to execute this instrument on his behalf.

Witness my hand, at office, this 2nd day of May, 2019.

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
MARCH 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Lonsway, 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 Lisa C. Brown and that he is authorized by Lisa C. Brown to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of May, 2019.

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
MARCH 13, 2022