Karen Johnson Davidson County
Batch# 229915 DEEDWARR
05/14/2019 03:22:30 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00
20190514-0045466

G#31827-2

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$1,400,000.00.**

Kristen Booth
Affiant

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

Notary Public

My commission expires: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Louis Anderson Green IV and Elizabeth Wade Green	**"New Owners"**	**11608012700**
1175 Nashville Pike		
Gallatin, TN 37066		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Cook and Emily Cook, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Louis Anderson Green IV and Elizabeth Wade Green, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 20 on the Map of Woodmont Park Subdivision, as of record in Book 547, Page 148, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 20 fronts 75 feet on the easterly side of Estes Avenue, formerly Compton Road, and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Matthew Cook and Emily Cook, husband and wife, by Warranty Deed dated June 20, 2007, from Susan Thetford, unmarried, and Mark Fenelon and wife, Frances Fenelon, of record in Instrument No. 20070622-0074862, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Emily Cook, pursuant to a Limited Power of Attorney executed by her on the 1st day of May, 2019, of record in Instrument No. 20190514-0045465 **, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **904 Estes Road, Nashville, TN 37215** .

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 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 **2nd** day of **May, 2019.**

Matthew Cook

Matthew Cook

Emily Cook BY Matthew Cook ATTY-IN-FACT

Emily Cook By Matthew Cook, her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew Cook,** the within named seller, 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 official seal at Nashville, Tennessee, this **2nd** day of **May, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Matthew Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Emily Cook,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Emily Cook** for the purpose therein contained, by signing the name of **Emily Cook** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **May, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY