WARRANTY DEED

Karen Johnson Davidson County
Batch# 257094 **DEEDWARR**
07/15/2019 12:01:25 PM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20190715-0068873

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Putnam

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4-18-22

MATTHEW J. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lusk	Michael Lusk	
(NAME)	(NAME)	
224 22nd Street	224 22nd Street	053-08-0B-007.00-CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN, 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **COOK LAND DEVELOPMENT, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL LUSK**, _____, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 7 on the Plan Declaration of Covenants, Conditions and Restrictions for Cook's Landing Lakeshore Condominiums, as shown on Exhibit "B" of Cook's Landing Lakeshore Condominiums, of record in Instrument No. 20170731-0077332 and amended in Instrument No. 20180716-0068745 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cook Land Development LLC by Warranty deed from Tim Polston of record in Instrument No. 20170411-0035186 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on April 11, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 224 22nd Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 2 day of July, 2019.

COOK LAND DEVELOPMENT, LLC

Ronda Cook
By: Ronda Cook, Member

STATE OF TENNESSEE
COUNTY OF Putnam

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ronda Cook, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Member of Cook Land Development, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Member.

Witness my hand this 2 day of July, 2019.

Notary Public

My commission expires:

MATTHEW J. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

RETURN RECORDED DOCUMENTS TO:

Bank of Putnam County
140 S. Jefferson Ave.
Cookeville, TN 38501