Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1350

Karen Johnson Davidson County
Batch# 286673 DEEDWARR
09/17/2019 08:49:15 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20190917-0093944

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan J. Torregrossa, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Morgan Cook and Bo Cook, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Crest Meade, Section A of record in Plat Book 2330, Page 154, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 134 fronts 85.0 feet on the Southwesterly margin of Belton Drive and extends back 240.0 feet on the Northwesterly line and 280.0 feet on the Southeasterly line to a dead line in the rear, measuring 98.0 feet thereon.

Being the same property conveyed to Susan J. Torregrossa, an unmarried woman by Warranty Deed from Frank Lane Jackson, married of record in Instrument No. 20130508-0046411, Register's Office for Davidson County, Tennessee, dated May 02, 2013 and recorded on May 08, 2013. Susan J. Torregrossa is now married to Todd Patton and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 885 Belton Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of September, 2019.

Susan J. Torregrossa

Todd Patton

State of Tennessee)
County of Davidson)

On this 12th day of September, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan J. Torregrossa and Todd Patton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Rutherford)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 500,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of September, 2019.

Notary Public

My Commission Expires: _____

ATT VIXAYVONG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

NEW OWNER:
Morgan Cook
885 Belton Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Bank of America, NA
4500 Amon Carter Blvd.
Ft. Worth, TX 76155

TAX MAP-PARCEL #:
102 14 0 091.00