WARRANTY DEED

Karen Johnson Davidson County
Batch# 290748 DEEDWARR
09/25/2019 08:54:24 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190925-0097250

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

Alexis M. Cantrell State of Tennessee Notary Public Williamson County My Commission Expires September 22, 2021

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The 1219 Ardee Trust	John M. Wells, Trustee	061-15-0-072.00
(NAME) 1219 Ardee Ave.	(NAME) 7101 Executive Center Dr., Ste. 151	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **LACEY COOK,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN M. WELLS, TRUSTEE OF THE 1219 ARDEE TRUST,** 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 Lot No. 35, Block C, on the plan of RE-SUBDIVISION of SUNNYMEADE, UNIT No. 1 and SUBDIVISON of SUNNYMEADE UNIT No. 2, as shown on plat of record in Plat Book 974, Pages 56 and 57, in the Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lacey Cook, a single woman by Warranty Deed from Jammie M. Hampton, married, dated 12/11/2009 and recorded 12/16/2009, of record in Instrument No. 20091216-0114498, Register's Office for Davidson County, Tennessee.

This is unimproved • improved ? property know as: 1219 Ardee Ave., Nashville, TN 37216
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/our hand(s) this the 24th day of September, 2019.

Lacey Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lacey Cook with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 24th of September, 2019.

Alexis M. Cantrell
Notary Public

My Commission Expires: 09/22/2021

(SEAL)

