WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF SEPTEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 291363 DEEDWARR
09/25/2019 02:57:36 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20190925-0097601

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
UP Partnership, GP	New Owner	
(NAME)	(NAME)	092-05-0-283.00
2804 Clifton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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, WE, **James H. Cook and Essie M. Cook, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **UP Partnership, GP**, a Tennessee General partnership, 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 Lot No. 11 and 12 of Block 2 on the Plan of Map of Fisk University Place of record in Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots adjoin and front together 61 feet on the northerly side of Clifton Pike and run back between lines 125 feet on the West line of Lot 12, and 119 feet on the East line of Lot 11, along the West margin of 32nd Avenue North, to an alley in the rear on which they measure 132 feet.

Included in the above description but excluded from this conveyance is the following: a triangular parcel fronting 12.29 feet on the South side of Alley No. 940, and 89.39 feet on the West side of 32nd Avenue North, and containing 0.01 acre.

Being the same property conveyed to James H. Cook and wife, Essie M. Cook by Warranty Deed from Constance J. Reed and Suzanne S. Whitlow, Executors of the Estate of Walter Swett of record in Book 10831, Page 150, Register's Office for Davidson County, Tennessee, dated March 09, 1998 and recorded on March 10, 1998.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3000 Clifton Avenue Nashville, TN 37208
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-EB-19-3000

Witness my hand this 20th day of September, 2019.

James H. Cook

James H. Cook

Essie M. Cook

Essie M. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James H. Cook and Essie M. Cook**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2019.

Notary Public

My Commission Expires: 7-5-2021

COUNTY OF DAVIDSON
MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC