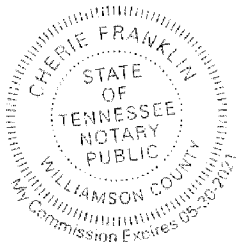
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah J. O'Bryant	~~New Owner~~ Regions Bank	~~447-08-0-084.00~~ 147-08-0-084.00
(NAME)	(NAME)	
354 Wales Drive	Dept. 2520 P.O. Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Anderson Cook, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah J. O'Bryant, unmarried,** 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. 20 (also known as Lot 84) on the Plan of Re-Subdivision of Lots 19 and 20, Cathey Heights, Section 2 of record in Plat Book 4060, Page 198, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Wales Drive common front comer of Lots 83 and 84; thence with the line between said two lots North 41 degrees 52 minutes East 174.85 feet to a point the common rear corner of Lots 83 and 84; thence North 88 degrees 29 minutes East 1 13.36 feet to the Westerly margin of Torbay Drive; thence in a Southerly direction along the Westerly margin of Torbay Drive 199.39 feet to a point; thence in a Southwesterly direction around a curve having a radius of 25.0 feet a distance of 40.49 feet to a point in the Northerly margin of Wales Drive; thence in a Westerly direction along the Northerly margin of Wales Drive 218.90 feet to the point of beginning.

Being the same property conveyed to Anderson Cook, married by Warranty deed from Robin Minnerly, unmarried of record in Instrument No. 20090623-0058390 Register's Office for Davidson County, Tennessee, dated June 19, 2009 and recorded on June 23, 2009. (Value of consideration shown in aforementioned deed $142,000.00.) Being also known as 354 Wales Dr., Nashville, Tennessee 37211.

Shereen Cook, spouse of Anderson Cook hereby joins in the execution and conveyance of subject property to convey any and all marital interests and rights she may have in and to said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved X property, known as 354 Wales Drive, Nashville, TN 37211
(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.

Karen Johnson Davidson County
Batch# 295794 DEEDWARR
10/03/2019 02:58:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20191003-0101339

Witness my/our hands this 25th day of September, 2019.

Anderson Cook

Shereen Cook

State of Tennessee
County of Williamson

Personally appeared before me Anderson Cook and Shereen Cook, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2019.

Notary Public
My Commission Expires: 08-16-20

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-2021