Karen Johnson Davidson County
Batch# 303154 DEEDWARR
10/21/2019 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20191021-0107559

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5287

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $364,900.00.

Affiant

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 18th day of October, 2019.

Notary Public
My Commission Expires: 5.22.22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Guy Ronnie Cook, Sr. 563 Bellevue Road North Nashville, TN 37221	New Owner	142-14-0-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Patricia Faye Anderson and Glenda Ann Finch**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Guy Ronnie Cook, Sr. and Jean H. Cook, husband and wife** hereinafter called the Grantee(s), 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. 29 on the Plan of Westward Winds Subdivision of record in Plat Book 3700, Page 32, 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 the same property conveyed to Royace Fox and wife, Lenora Fox by Warranty Deed from Mark Lassiter and wife, Jenna Lassiter of record in Book 5266, page 328, Register's Office for Davidson County, Tennessee, dated March 23, 1978 and recorded on March 28, 1978. Royace Fox died on April 28, 1991, leaving Lenora Fox as the surviving tenant by the entirety. Lenora Fox died on October 13, 2018 and devised the property to Patricia Faye Anderson and Glenda Ann Finch by will admitted to probate in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 18-P-1992.

This improved property is located at: **563 Bellevue Road North, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2019.

GRANTOR:

Patricia Faye Anderson

Patricia Faye Anderson

Glenda Ann Finch

Glenda Ann Finch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia Faye Anderson and Glenda Ann Finch, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of October, 2019.



Notary Public
My Commission expires: NOV 0 8 2021

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER