Karen Johnson Davidson County
Batch# 379375 DEEDWARR
03/30/2020 11:33:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20200330-0033897

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2020. Notary Public MY COMMISSION EXPIRES: 03/08/2021 (AFFIX SEAL)

SETH ARDEARING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Renardo Gaston and Amanda Gaston	Renardo Gaston And Amanda Gaton	Parcel ID: 050 02 0B 240.00
(NAME) 1322 Havenbrook Drive	(NAME) 1322 Havenbrook Dr.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, I/WE, **Kevin Cook and Robilyn F. Cook, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Renardo Gaston and Amanda Gaston, husband and wife**, 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 Unit No. 240 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to J. D. Eatherly and Justin Cutler, as tenants in common by General Warranty Deed from Victory Church of Nashville, Incorporated, a Tennessee corporation dated May 23, 2008 and recorded May 27, 2008 as Instrument No. 20080527-0053965, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture compromised of J. D. Eatherly and John D. Ring by Quitclaim Deed from J. D. Eatherly and Justin Cutler dated June 30, 2010 and recorded July 9, 2010 as Instrument No. 20100709-0053862, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture by Quitclaim Deed for Combining Property into One Map and Parcel Number from Eatherly/Ring Joint Venture, a Tennessee joint venture dated October 3, 2016 and recorded October 11, 2016 as Instrument No. 20161011-0107687, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation by Special Warranty Deed from Eatherly/Ring Joint Venture, a Tennessee joint venture dated July 30, 2018 and recorded August 01, 2018 as Instrument No. 20180801-0074975, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kevin Cook, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated November 30, 2018 and recorded December 03, 2018 as Instrument No. 20181203-0117595, in said Register's Office for Davidson County, Tennessee.

The said Robilyn F. Guess-Cook joins in this conveyance to waive any and all marital rights in said property.

This .is conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1322 Havenbrook Drive, Nashville, TN 37207

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 our hands this 27th day of March, 2020

K E Cook

Kevin Cook

Robilyn F. Guess-Cook

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kevin Cook and Robilyn F. Guess-Cook, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



True Copy Certification

I, Amy Tidwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for the 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 Davidson

Personally appeared before me, Seth Dearinger, a notary public for this county and state, Amy Tidwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/09/21

