Instrument prepared by **(Return to)**:
The Office of John W. Holden, Jr.
95 2nd Street / P.O. BOX 1055
Cleveland, TN 37311 / 36364-1055
MAXIMUM PRINCIPAL INDEBTEDNESS
for Tennessee Recording Tax Purposes is $110,000.00
map 058.00. parcel 077.00,

Karen Johnson Davidson County
Batch# 399826 **DEEDWARR**
05/14/2020 08:19:49 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20200514-0049936

The information identifying the preparer is included solely for the purpose of complying with the T.C.A. 66-24-115.
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WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/ we, **BOBBY R. COOK AND WIFE, MARY C. COOK, stating that the subject property is not now, but has been grantors' principal residence,** have this day bargained and sold, and do hereby sell, transfer and convey unto **John Sanders,** a resident of Bradley County, Tennessee , the following described real estate:

Specifically being the following described land, situate, lying and being situated in the 13th Civil District of DAVIDSON County, City of NASHVILLE , Tennessee, to-wit:

BEGINNING at a point in the center of Eaton's Creek at the north-west corner of 25 acres conveyed to V.H. Tarkington etux, by J.W. Christian et us, See Deed of record in Book No. 545, page no. 12 of Register's Office for Davidson County, Tennessee, also being the south-west corner of the tract conveyed by T.J. Denny etux, to Mrs. Maude K. Webb, see Deed of record in Book No. 565, page No. 126, said Register's Office; thence with the line between said Two tracts North 71 deg. East 250 feet; thence North 19 degrees West 93 feet to a stake; thence South 71 deg West 250 feet to the center of said creek; thence down the center of said creek to the Beginning, containing one half acre, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is the following tract of land conveyed to Oran S. Demonbreun and wife, Imogene Demonbreun, of record in Book 3160, page 51, said Register's Office, more particularly described as follows:

Land in the 13th Civil District of said County, described as follows: Beginning at a point 119 feet east of the center of Eaton's Creek Road thence North 71 deg East 131 feet to a point; thence north 19 deg West 93 feet to a point; thence south 71 deg. West 131 feet to a point; thence south 19 deg. East 93 feet to the point of beginning.

BEING the same property conveyed to ANDREW J. FARMER AND WIFE, GLADYS NEOMA FARMER , by deed from EILLIAM AND RHODA J. LATTA, of record in Book 1012, page 100, Register's Office for Davidson County, Tennessee. The said ANDREW J. FARMER having since died, the property vested by operation of law in his surviving spouse, GLADYS NEOMA FARMER, the Grantor herein.
SEE BOOK 10619 PAGE 836 in the Register's for Davidson County, Tennessee

BEING the same property re-conveyed to Bobby R. Cook and Mary C. Cook as Tenants by the Entirety, their heirs and assigns by Charles C. Morrow, Trustee as recorded in the Register's

office of Davidson County, Tennessee, on the 12th day of May 2011 Trans T20110028448 DEEDOC. Barcode 20110512-0036551.

1. All REAL PROPERTY TAXES FOR THE YEAR AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE (map 058.00. parcel 077.00,)real property taxes are paid in the amount of 367.06)
2. Unrecorded easements for roads and utilities, if any.
3. Perpetual ingress and egress easement, running with the land, to Oran S. Demonbreun and wife, Imogene Demonbreun, of record in Book 3160, page 51, said Register's Office.

4. Right-of-way- Deed to Davidson County, Tennessee of record in Book 1762, page 49, said Register's Office (Note: without a certified boundary survey, it is impossible to ascertain if this easement affects the herein property).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

Taxes for the year of 2019 are paid in full by the Grantor(s) of even date herewith and any taxes for 2020 shall be solely at the expense of the Grantee(s).

TO HAVE AND TO HOLD said real estate unto **JOHN SANDERS,** his heirs and assigns, forever in fee simple. Grantor(s) covenant that they are seized and possessed of said real estate;

that they have good and lawful right to sell and convey the same; that the title thereto is clear, free and unencumbered; and that they will forever warrant and defend the same against all lawful claims of all persons whomsoever.

WITNESS our signatures this 5th day of May, 2020.

Bobby R Cook
BOBBY R. COOK

Mary C Cook
MARY COOK

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, BOBBY R. COOK & MARY C COOK with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained. Witness my hand, at office, this 5th day of May 2020.

Witness my hand and official seal, this the 5th day of May, 2020.

Kimberly S Rogers
Notary Public

KIMBERLY S. ROGERS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

My commission expires: 10/24/22

STATE OF Tennessee
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for the transfer or the value of the property transferred whichever is greater is $110,000.00

Bobby R Cook
AFFIANT

Sworn to and subscribed before me this the 5th day of May, 2020.

10/24/22
MY COMMISSION EXPIRES:

Kimberly S Rogers
NOTARY PUBLIC

KIMBERLY S. ROGERS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY