WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $418,900.00. Affiant Subscribed and sworn to before me on August 31, 2020. NOTARY PUBLIC My Commission Expires: My Commission Expires February 26, 2023

File #2020-470

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 467952 DEEDWARR
09/01/2020 10:35:34 AM 2 pgs
Fees: $13.00 Taxes: $1,549.93

20200901-0099120

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph James Taylor and Katharine Peterson-Welch Taylor 2912 Shadow Lane Nashville, TN 37216	Churchill Mortgage 1749 Mallory Ln., Ste. 100 Brentwood, TN 37027	073-05-0-100.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN D. COOK AND WIFE, DEBBIE L. COOK**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOSEPH JAMES TAYLOR AND KATHARINE PETERSON-WELCH TAYLOR, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51, as shown on the map entitled Section Six, Riverwood Heights, of record in Book 2330, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN D. COOK AND WIFE, DEBBIE L. COOK, AS TENANTS BY THE ENTIRETY, by deed from KENNETH SCOTT TREW AND WIFE, JOAN M. TREW, of record in Book 8200, page 424, dated September 19, 1990, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2912 Shadow Ln, Nashville, TN 37216.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on August 31, 2020.

Grantor:

John D. Cook

John D. Cook

Grantor:

Debbie L Cook

Debbie L. Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JOHN D. COOK AND DEBBIE L. COOK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2020.

My Commission Expires February 26, 2023 Notary Public

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY