(2)

Karen Johnson Davidson County
Batch# 516563 DEEDWARR
11/13/2020 12:12:17 PM 2 pgs
Fees: $13.00 Taxes: $9,065.00
20201113-0134282

G#33930-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,450,000.00.**

Catherine Clearwater
Affiant

Subscribed and sworn to before me, this the 12th day of November, 2020.

Margaret R Kennedy
Notary Public

My commission expires: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Benjamin D. Griffin and Katherine P. Griffin	**"New Owners"**	**116 15 0 073 00**
504 Westview Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Cook and Emily Cook, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin D. Griffin and Katherine P. Griffin, 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 Lot No. 23 of Block 8 on the Plan of Calhoun's Resubdivision of part of Royal Oaks Subdivision, as of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 111 feet on the northerly side of Signal Hill Drive and runs back 176 feet 10 inches on the easterly line and 200 feet on the westerly line, along the easterly margin of West View Drive, to a dead line in the rear, measuring 205.5 feet thereon. Including but specifically excluding a small triangular part out of the Northwest corner of said lot which was conveyed by I. Franklin Kemp and wife, to Richard Charles Brower and wife, by Deed of record in Book 1909, Page 247, Register's Office for Davidson County, Tennessee, and which is described as follows:

BEGINNING at a point in the westerly margin of West View Drive, the common corner of Lots 1 and 23 of Block 8; thence, with the line between said lots easterly 105 feet 6 inches to a point; thence, southerly 1.7 feet to a point; thence, westerly approximately along the South face of a stone retaining wall 105 feet 6 inches, more or less, to the point of BEGINNING.

BEING the same property conveyed to Matthew Cook and Emily Cook, husband and wife, by Warranty Deed dated December 27, 2018, from Cheryl Glass Smith, married, of record in Instrument No. 20181231-0126508, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Emily Cook pursuant to a Limited Power of Attorney executed by her on the 30th day of October, 2020, of record in Instrument No. 20201113-0134281 **, Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between the parties and paid by the Grantors and any subsequent property taxes assumed by the Grantees herein.

This is improved property, known as: **504 Westview Avenue, Nashville, TN 37205**.

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 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 my/our hand(s) this **12th** day of **November, 2020.**

Matthew Cook

Emily Cook BY Matthew Cook ATTY IN FACT

Emily Cook by Matthew Cook, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew Cook,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **November, 2020.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Matthew Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Emily Cook,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Emily Cook,** for the purpose therein contained, by signing the name of **Emily Cook,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **November, 2020.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21