RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $1,778,000.00 (One Million Seven Hundred Seventy Thousand)

AFFIANT

Subscribed to and sworn before me this 1st day of July, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1-6-25 (NOTARY SEAL)

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 670095 **DEEDWARR**
07/02/2021 10:15:36 AM 2 pgs
Fees: $13.00 Taxes: $6,549.00

20210702-0089896

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Thomas S. Garrick and Shea Ralph Garrick 2029A Castleman Drive Nashville, TN 37215	Triumph Bank 33 Music Square West Ste 110B Nashville, TN 37203	131-06-0M-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SABRINA T. COOKE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **THOMAS S. GARRICK AND SHEA RALPH GARRICK, 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 Unit No. A on the Plan of 2029 Castleman Cottages, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2029 Castleman Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140610-0050513, Register's Office for Davidson County, Tennessee, as amended by that First Amendment of record at Instrument No. 20150909-0091635, said Register's Office, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of 2029 Castleman Cottages, as shown on Exhibit "B" of the Declaration of Covenants of record in Instrument No. 20140610-0050513, as amended, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Kenneth L. Cooke, and wife Sabrina T. Cooke by Warranty deed from DRG Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20151026-0108458 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 26, 2015. Kenneth L. Cooke having since died September 28, 2020, leaving Sabrina T. Cooke as surviving tenant by the entirety.

Being also known as 2029A Castleman Drive, Unit A, Nashville, Tennessee 37215.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2029A CASTLEMAN DRIVE** **NASHVILLE, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS, this 1st day of July, 2021

Sabrina T. Cooke

Sabrina T. Cooke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sabrina Cooke** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of July, 2021.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024