Karen Johnson Davidson County
Batch# 886048 DEEDWARR
07/08/2022 11:25:17 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220708-0078880

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2022.

Notary Public

My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Casey M. Cook and Melissa G. Cook 1104 Lorme Court Brentwood, TN 37027	New Owner	Tax Parcel ID No. 095 05 0 086.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adex Partners, G.P., a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey M. Cook and Melissa G. Cook, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 55 on the Plan of Creekside Heights a Plat of which is recorded in Book 2663, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 125 feet on the Easterly side of Lisa Lane and runs back 210.55 feet on the Northerly line and 140.95 feet on the Southerly line to a dead line measuring 144.8 feet thereon.

Being the same property conveyed to Adex Partners, G.P., a Tennessee general partnership by Quitclaim Deed of record in Instrument No. 20220708-0016879, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Paul E. Cook, unmarried, by Warranty Deed from James Franklin Scalf, III, married, of record in Instrument No. 20050128-0010549, in the Register's Office of Davidson County, Tennessee, dated January 25, 2005 and recorded on January 28, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Creekside Heights, as recorded in Plat Book 2663, Page(s) 114-115

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2876, Page 599; as amended in Book 2879, Page 441.

This is improved property located at 263 and 265 Lisa Lane Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2022.

Adex Partners, G.P., a Tennessee general partnership

BY: _____
Paul E. Cook, General Partner

By: _____
Michael B. McKee, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul E. Cook and Michael B. McKee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are General Partners of Adex Partners, G.P., a Tennessee general partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of July 2022.

_____
Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____