STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 6-4-02

(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 137 Third Avenue North, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linh Van Do	Franklin American Mortgage Company	**148-01-0-170.00**
(NAME)	(NAME)	
4980 Sherman Oaks Drive	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR 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, WE,

TIMOTHY P. COOK AND WIFE, GENEVA M. COOK

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

LINH VAN DO AND THANH THI BUI, 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:

Being Lot No. 404 on the Plan of Hillbrook Estates, Section 6, as of record in Plat Book 4175, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy P. Cook and wife, Geneva M. Cook by deed from S. Thomas Flowers, Jr. and wife, Theresa R. Flowers dated August 28, 1992 and filed for record in Book 8721, page 438, Register's Office for Davidson County, Tennessee.

The property described herein is conveyed subject to: (a) Any and all matters as shown on the plan of record in Plat Book 4175, page 7; (b) Restrictions as of record in Book 4213, page 155, and (c) any and all declarations, conditions, covenants and restrictions as of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4980 Sherman Oaks Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with 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.

Davidson County DEEDWARR
Recvd: 05/23/01 17:20 2pgs
Fees:11.00 Taxes:429.20
20010523-0053825

Witness my/our hand(s) this 26th day of April, 2001.

Timothy P. Cook

Geneva M. Cook

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joseph K. Gregory, a Notary Public in and for said County and State, the within named Timothy P. Cook and wife, Geneva M. Cook, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin , Tennessee this 26th day of April, 2001

Commission expires: 6-4-02

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

Notary Public