WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Heath & Bethany Heath	CTX Mortgage Company	108-12
(NAME)	(NAME)	
861 Sandburg Place	801 94th Avenue North	Parcel 272.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Ralph D. Cook and wife, Joni F Cook, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Heath and wife, Bethany Heath, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17 on the Plan of Elmcrest Subdivision, as shown of record in Plat Book 7900, Page 52, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Instrument No. 20010321-0027500, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 7900, Page 52, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 8326, Page 915, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 861 Sandburg Place, Nashville, TN 37214
(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 and 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.

Witness my/our hand(s) this 31st day of May, 2001.

Ralph D. Cook by Barbara Powell Att. in Fact
Ralph D. Cook

Joni F. Cook by Barbara Powell Att. in Fact
Joni F Cook

Davidson County DEEDWARR
Recvd: 06/06/01 09:53 2pgs
Fees:11.00 Taxes:406.63

20010606-0059132

STATE OF TENNESSEE

COUNTY OF WILSON

On this 31st day of May, 2001, before me personally appeared Barbara Parrish, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ralph D. Cook and wife, Joni F. Cook, and acknowledged that executed the same as the free act and deed of Ralph D. Cook and wife, Joni F. Cook .

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of May, 2001.

Commission expires: May 11, 2002

Delaina D. Davis

Notary Public

