WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James McNally	First Horizon Home Loans	Map 119-05
(NAME)	(NAME)	
305 PeachTree Street	10741 King William Drive	Parcel 22
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Dallas, TX 75220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Menzie Cook, an unmarried person and Mabel Cook, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James McNally and wife, Tammy McNally**, 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. 3 of Block 28 on the Plan of Cumberland Nurseries Subdivision, of record in Book 161, page 166, said 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 Menzie Cook and Mabel Cook by deed from George M. Edwards and wife, Mayme L. Edwards, of record in Book 1285, page 217, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 161, page 166, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 305 PeachTree Street, Nashville, TN 37210
(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 our hands this 27th day of September, 2001.

Menzie Cook
Menzie Cook

Mabel Cook by Menzie Cook
Mabel Cook, by Menzie Cook, Attorney in Fact.

Davidson County DEEDWARR
Recvd: 10/05/01 11:42 2pgs
Fees:13.00 Taxes:434.75

20011005-0108586

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Menzie Cook, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2001.

Commission expires:



My Commission Expires MAR. 26, 2005

Notary Public

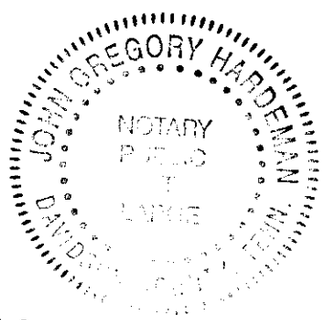
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of September, 2001, before me personally appeared Menzie Cook, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mabel Cook and acknowledged that she executed the same as the free act and deed of Mabel Cook

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2001.

Commission expires:



My Comm[illegible]

Notary Public