WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/02 08:21 2pgs
Fees:13.00 Taxes:651.20

20021011-0124746

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN
Commission Expires: 4-18-06

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
David Billings	David Billings	Map 98-9
(NAME)	(NAME)	
5028 John Hager Road	5028 John Hager Road	
(ADDRESS)	(ADDRESS)	Parcel 11
Hermitage, TN 37076	Hermitage, TN 37076	
(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 COOK**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID BILLINGS, AN UNMARRIED PERSON**, 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. 11 on the Plan of Windchase, Phase II, as shown of record in Plat Book 9700, Page 899, 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. 20011031-0118770, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 9700, Page 899, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 10969, Page 417, and Book 11446, Page 554, Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance to Metro Nashville Government for water and sewer lines as shown of record in Book 11497, Page 571, Register's Office of Davidson County, Tennessee.

Property is not and has never been Grantors personal residence.

unimproved ☐
This is improved ☒ property, known as 5028 John Hager Road, Hermitage, TN 37076
(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 23rd day of May, 2002.

Ralph D. Cook

Joni Cook

STATE OF TENNESSEE

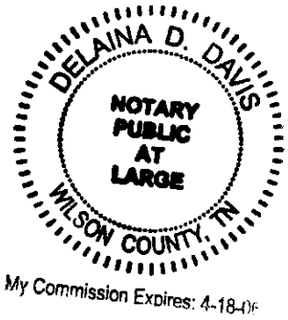
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Ralph D. Cook and wife, Joni Cook the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23rd day of May, 2002.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public



My Commission Expires: 4-18-06