WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

My Commission Expires May 8, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Return to:

Davidson County DEEDWARR
Recvd: 05/08/03 10:58 2pgs
Fees:13.00 Taxes:295.63

20030508-0061811

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice N. Claiborne	Guaranty Trust Company	MAP 75-11
(NAME) 1019 Rachel's Square Drive	(NAME) 640 Broadmor Boulevard, Suite 100	PARCEL 267
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro Tennessee 37129	
(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, **Holly Jo Cook-Downing and Husband, Chris Downing** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice N. Claiborne, unmarried** , 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. 93-B on the Plan of the Zone Lot Division of lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, and 107, Rachel Square, Section Two, as shown by plat of record in Plat Book 6250, page 542, amending Plat Book 5200, page 623, 624, and 625, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Holly Jo Cook, an unmarried person by Warranty Deed from Terri C. Rowland now Terri C. Fields, a married person of record in Book 9971, page 382, Register's Office for Davidson County, Tennessee. The said Holly Jo Cook having since married and being one and the same as Holly Jo Cook-Downing.

This conveyance is subject to any and all existing easements and restrictions of record.

Chris Downing, husband of Holly Jo Cook-Downing, joins in this conveyance for the purpose of waiving and conveying any and all interest he may have in said property including but not limited to his marital interest.

unimproved ☐

This is improved ☒ property, known as 1019 Rachel's Square Drive, 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 30th day of April, 2003.

Holly Jo Cook-Downing

Chris Downing

STATE of Tennessee
COUNTY of Sumner

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Holly Jo Cook-Downing and husband, Chris Downing, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2003.

My Commission Expires: _____

Notary Public

My Commission Expires May 8, 2004

File Number2303752

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