Box 11

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/03 12:24 2pgs
Fees:13.00 Taxes:461.95
20030721-0101884

STATE OF TENNESSEE
COUNTY OF WILSNO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES DECEMBER 28, 2005

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Cook	~~Victor Cook~~ Americas Wholesale Lender	Map 148-07
(NAME)	(NAME)	Parcel 38.00
225 Overby Drive	7105 Corporate DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Plano, TX 75024	
(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, Kristy Perry Howard and husband Alexander K. Howard , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor E. Cook* , 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. 874 on the Plan of CHEROKEE HILLS SUBDIVISION, Section 8, as of record in Plat Book 3700, Page 154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kristy Perry Howard and husband Alexander K. Howard by Quit Claim deed from Kristy Perry and Alexander K. Howard, unmarried of record in Deed Book 10256, page 264, and by Warranty Deed of record in Book 10066, Page 945, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4198, page 609, Register's Office for said County.

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

*unmarried

unimproved ☐

This is improved ☒ property, known as 225 Overby Drive, Nashville, TN 37013
(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 15th day of July, 2003.

Kristy Perry Howard

Alexander K. Howard

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kristy Perry Howard and Alexander K. Howard the bargainor__, 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 7/15/2003

My Commission Expires:_____

My Commission Expires Jan. 25, 2006

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

File Number23070056

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122