WARRANTY DEED

2003-1135

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00

Christine W. Adcox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2003.

Doris M. Freeman
Notary Public

MY COMMISSION EXPIRES: February 28, 2005.
(AFFIX SEAL)

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 09/02/03 11:09 2pgs
Fees:13.00 Taxes:724.83

20030902-0126540

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Adcox	Washington Mutual Bank, FA	61-08-132.00
(NAME)	(NAME)	
4610 Camellia Place	4301 Hillsboro Road, Suite 328	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(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, ***Sandra K. Cooke***, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Donald Adcox and wife, Christine W. Adcox***, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being part of Tract No. 1 on the Plan of A. J. McGaughey's Second Haysboro Subdivision, of record in Book 547 at page 43, Register's Office for Davidson County, Tennessee, and being known as Lot No. 13 on the Map of the Subdivision of the George C. Nolen 10 acre tract, as shown on an unrecorded Map prepared by Erie drake, County Surveyor on May 30 1935, as follows:

Beginning at a point in the easterly margin of Newton Avenue (now Camellia Place) 294.5 feet south of the south margin of Log Cabin Road, at the corner of Lots Nos. 12 & 13; thence with the line between said lots, easterly 220 feet to a point; thence South 6 ¼ degrees East 100 feet to the corner of Lots Nos. 13 & 14; thence with the line between said lots westerly 220 feet to the easterly margin of Newton Avenue (now Camellia Place); thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to Sandra K. Cooke, by deed of record in Instrument Number 20020912-0111046, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and thereafter and easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4610 Camellia Place, Nashville, TN 37216
(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 hand this 28th day of August, 2003.

Sandra K. Cooke
Sandra K. Cooke

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Sandra K. Cooke, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 28th, day of August, 2003.

Notary Public

DORIS M. FREEMAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires:

2-28-05