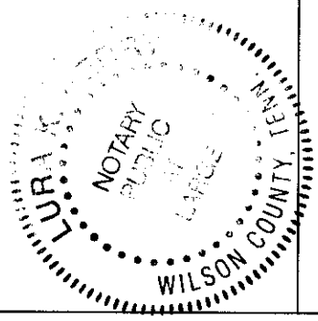
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Joni Cockrill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2004.

Sara K Penn
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 04/01/04 15:17 2pgs
Fees:13.00 Taxes:210.90
20040401-0036909

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joni Cockrill	Joni Cockrill	Map 75-07
(NAME) 204 W. Hutchinson Drive	(NAME) SAME	Group 287.00
(ADDRESS) Smyrna, TN. 37167	(ADDRESS)	
(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,
Ann Buck and James Robert Jennette, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Joni Cockrill ,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. 207 on the Plan of Miro Meadows, as of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 207 fronts 80 feet on the easterly side of Goodbar Drive and runs back 142.2 feet on the northerly line and 132.8 feet on the southerly line to a rear line on which it measures 70 feet.

Being the same property conveyed to William H. Cummings and wife, Ophelia J. Cummings by Warranty Deed dated October 3, 1983 from Gertrude N. Rhodes of record in Book 6151, Page 798, Register's Office for Davidson County, Tennessee. The said Ophelia J Cummings having since died leaving the grantors herein as her heirs-at-law pursuant to the Affidavit of Heirship or record in Instrument Number 20040401-0036908 ..

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1000 Goodbar Avenue, Nashville, TN 37217
(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 25th day of March, 2004.

Ann Buck

James Robert Jennette

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 Ann Buck and James Robert Jennette 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 3/25/2004

My Commission Expires: 1-23-06

Notary Public



File Number2403093
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122