3502

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/04 09:02 2pgs
Fees:13.00 Taxes:1110.00

20040520-0059151

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: LARGE 26-04

(AFFIX SEAL)

LINDA F. BURNETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Cook	Paul E. Cook	Map161-1B, Parcel 50.006DU84181
(NAME)	(NAME)	
5401 Cochran Drive	5401 Cochran Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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, Phyllis Shelton and husband, William Pomakoy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul 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:

LAND in Davidson County, Tennessee, being Lot No. 65, on the Plan of Aberdeen Woods, Section Three, Phase One, of record in Book 9700, Page 740, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Phyllis Shelton and husband, William Pomakoy by deed from Zaring Homes, Inc. of record in Book 11561, Page 670, said Register's Office.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, together with By-Laws of record in Book 10790, Page 189, Book 11303, Page 555, Book 11714, Page 843, Instrument No. 200002030011436, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492, and Instrument No. 20030730-0108227, said Register's Office.
Subject to Charter of record in Book 10792, Page 897, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5401 Cochran Drive, Nashville, TN 37220
(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 our hands this 17th day of May, 2004.

Phyllis Shelton

William Pomakoy

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phyllis Shelton and husband, William Pomakoy, the 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 17th day of May, 2004.

Commission expires: 11-26-2005

Dixie Seagraves

Notary Public

