WARRANTY DEED

Return To: R-1681
Jack Case Wilson
Title Associates
103 Maple St.
Smyrna, TN 37167

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$138,500.00**

Heather Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH** DAY OF **JULY, 2004.**

ANTHONY ELKINS NOTARY PUBLIC AT RUTHERFORD CO.

Notary Public

MY COMMISSION EXPIRES: September 17, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karoline J. Casey	Flagstar Bank	**149-04-0 133.00**
(NAME)	(NAME)	
2632 Willowbranch Drive	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Troy, MI, 48098	
(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, **Shelby M. Cook and wife Juanita B. Cook**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karoline J. Casey**, A SINGLE WOMAN 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. **516** on the Plan of **Edge-O-Lake Estates**, Section 7 of record in Plat Book **3700**, Page **79**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Shelby M. Cook and wife Juanita B. Cook** by deed of record in Book 4170, Page 228, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2632 Willowbranch Drive, Nashville, TN 37212**

(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.

Davidson County DEEDWARR
Recvd: 07/30/04 08:59 2pgs
Fees:13.00 Taxes:512.45

20040730-0091251

Witness **my/our hand(s)** this **20th day of July, 2004**.

Shelby M. Cook

Shelby M. Cook

Juanita B. Cook

Juanita B. Cook

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Shelby M. Cook and wife Juanita* Cook the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*B.

Witness my hand and official seal at Antioch, Tennessee, this 20 day of July, 2004.

Commission expires:09/17/07

ANTHONY ELLIS NOTARY PUBLIC RUTHERFORD CO. TENN.

Anthony Ellis

Notary Public