Please return to: Grissim Title & Escrow,LLC
2309 Crestmoor Rd, Ste 300, Nashville,TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2004.

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires May 30, 2007
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Bradley Cook	Franklin American Mortgage Corporation	
(NAME)	(NAME)	
2612 Westwood Ave.	501 Corporate Centre Drive	104-15-292
(ADDRESS)	(ADDRESS)	
Nashville, TN	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041334

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, **I, Jeffrey L. Teague, unmarried,**
hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William Bradley Cook and Frederick Martin Redwine, both 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. :

Land in Davidson County, Tennessee, being the easterly 63.5 feet of the westerly 65 feet of the southerly 192 feet of Lot No. 36 on the plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 36 fronts 63.5 feet on the northerly margin of Westwood Avenue and extends back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Jeffrey L. Teague, by deed from John Monaghan and wife, Laura Junker of record in Instrument No. 20010206-0011803, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2612 Westwood Ave., 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 09/08/04 09:43 2pgs
Fees:13.00 Taxes:1350.50

20040908-0108263

Witness my hand this 27th day of July, 2004.

Jeffrey L. Teague

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jeffrey L. Teague, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2004.

Commission expires:

Notary Public

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007