(R)

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/13/04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/20/05 10:32 2 pgs
Fees:13.00 Taxes:388.50
20050120-0007337

M. DANIEL HARNESS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Brentlinger	John D. Brentlinger	95 - 8 / 39
(NAME)	(NAME)	
312 Tamworth Drive	312 Tamworth Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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/WE,

Sarah Joy Bowden now known as Sarah J. Cook, and husband Randy W. Cook

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Douglas Brentlinger; Joel David Brentlinger; and James Matthew Brentlinger,

HEREINAFTER CALLED THE GRANTEE(S), 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. 148 on the Plan of Eva-Mor Heights, Section 2, as of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Elizabeth I. Thornburg, unmarried, to Sarah Joy Bowden by Deed dated December 20th, 2001 and filed for record on January 3rd, 2002 in Instrument No. 20020103 – 0000846, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2004 taxes and all subsequent years are a lien, but not yet due and payable.

2003 County taxes have been paid in the amount of $1,071.72.

Any and all matters as shown on the plan of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee.

All easements, restrictions and other matters of record are in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 312 Tamworth Drive, Nashville, TN 37214

(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 24th day of September, 2004.

Sarah Bowden / Sarah J Cook
Sarah Joy Bowden n/k/a Sarah J. Cook

Randy W. Cook

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Joy Bowden n/k/a Sarah J. Cook,, and Randy W. Cook with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 24th day of September, 2004.

Commission expires: 12/13/06

Notary Public

