WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/06 10:19 2 pgs
Fees:13.00 Taxes:736.30
20060106-0002146

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Karla Hood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2005.

Kendra Savage
Notary Public

MY COMMISSION EXPIRES: 6-28-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Cokinos	First Horizon Home Loan Corporation	Map 171-3B-201.00 CO
(NAME)	(NAME)	
601 Old Hickory Blvd #7	5775-E Glenridge Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Atlanta, GA 30328	
(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, Kimberly Ann Gaines Drape, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dean Cokinos, a single person 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:

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. 7 on the plan of Phase Two, Section Six Town Homes of Fredericksburg, a Residential P.U.D., of record in Book 9700, page 953 and 954, said Register's Office, to which plan is hereby made for a more complete description.

Being the same property conveyed to Kimberly Ann Gaines, unmarried by warranty deed of Pulte Homes Tennessee Limited Partnership of record in Instrument # 200002290019665, conveyance dated February 25, 2000, Register's Office of Davidson County, Tennessee.

Duane Drape, joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise in the above described property.

This conveyance is subject to: (1) Restrictions of record in Book 10774, page 945 and Book 7798, page 843, Register's Office of Williamson County, Tennessee. (2) Subject to all matters appearing of record in Book 9700, pages 953 and 954, Register's Office of Williamson County, Tennessee. (3) By-Laws of record in Book 10774, page 996, Register's Office of Williamson County, Tennessee. (4) Charter of record in Book 10774, page 938, Register's Office of Williamson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 601 Old Hickory Blvd. #7, Brentwood, TN 37027
(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 hand this 29th day of December, 2005.

Kimberly Ann Gaines Drape
Kimberly Ann Gaines Drape

Duane Drape

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Kimberly Ann Gaines Drape and Duane Drape, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of December, 2005.

Commission expires:

6-14-08

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

Notary Public