Box 13 # 11457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Joann B. Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2006.

Heidi Jo Clark
Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Keidi Jo Clarkson Notary Public My Comm. Exp. 07/25/09 State of Tennessee Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joann B. Cook	Suntrust Mortgage Inc.	150-3-363
(NAME)	(NAME)	
3449 Shakertown Road	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Richmond, VA 23224	
(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, Fred A. Donham and wife, Lorraine Jean Donham, F.K.A. Lorraine Jean Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joann B. Cook 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 Lot No. 417 on the Plan of Section Nine, The Country, of record in Plat Book 6900, Pages 285 and 286, said Register's Office.

Said Lot No. 417 fronts 80.00 feet on the southerly margin of Shakertown Road and extends back 97.00 feet on the easterly line and 120.00 feet on the westerly line to a broken line in the rear measuring 108.84 feet thereon.

Being the same property conveyed to Fred A. Donham, Jr. and Lorraine Jean Johnson, by deed of record in Book 8108, Page 945, Register's Office for Davidson County, Tennessee. Lorraine Jean Johnson being one and the same as Lorraine Jean Donham.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3449 Shakertown Road, Antioch, TN 37013

(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: 05/22/06 12:07 2 pgs
Fees:13.00 Taxes:565.73
20060522-0059809

Witness our hands this 12th day of May, 2006.

Fred A. Donham

Lorraine Jean Donham

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 Fred A. Donham, Jr. and Lorraine Jean Donham 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2006.

Commission expires: 7-25-09

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UINSATISFACTORY WHEN RECEIVED

MAY. 11. 2006 1:24PM ADVANTAGE TITLE 615-777-2015 NO. 9971 P. 7/13