2321 box 186

File No. 260302253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

Sarah Dranske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/14/06 11:03 2 pgs
Fees:13.00 Taxes:358.90
20060614-0070726

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Cook	U.S. Bank Home Mortgage	Map 052-13-0 Parcel 037.00
(NAME)	(NAME)	
2730 Penn Meade Drive	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Owensboro, KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, he, **James Kelly Hood, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Ann Cook, unmarried,** HEREINAFTER CALLED THE GRANTEE, her 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 all of Unit No. 37 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, as amended in Instrument 200409150111299 and Instrument No. 200409150111301, Register's Office for Davidson County, Tennessee, and as shown on the Condominium Site Plan of River Glen, Phase One, of record in Book 6900, page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to James Kelly Hood, unmarried by Warranty Deed dated June 30, 1998 and filed of record in Book 11001, Page 894, Register's Office for Davidson County, Tennessee. The said James Kelly Hood, now a married man

Master Deed of Record in Book 7566, page 571, as amended in Instrument No. 20040915-0111299 and Instrument No. 20040915-0111301, said Register's Office; Charter of Record in Book 8069, page 158, and in Instrument No. 20020425-0051348, said Register's Office; Sanitary Sewer Easement of Record in Book 7061, page 172, and in Book 9523, page 164, said Register's Office; Watermain Easement of Record in Book 7061, page 196, and in Book 9523, page 168, said Register's Office; Access Easement of Record in Book 7296, page 484, said Register's Office; Transmission line Easement of Record in Book 3961, page 681, said Register's Office;. Flowage Easement of Record in Book 2200, page 119, said Register's Office; Subject to Boundary Plat of Record in Plat Book 6900, page 650 and 651, said Register's Office; Subject to any and all matters of record in Plat Book 6900, page 671 and as shown as Exhibit to Master Deed in Book 7566, page 571, Instrument No. 200409150111299 and Instrument No. 200409150111301; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Stephanie Hood, spouse of James Kelly Hood, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that she may have in said property, including but not limited to the marital interest.

unimproved ☐
This is improved ☒ property, known as 2730 Penn Meade 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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/our hand(s) this 15th day of May, 2006.

James Kelly Hood

Stephanie Hood by James Kelly Hood, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 15 day of May, 2006, before me personally appeared James Kelly Hood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Stephanie Hood, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20060614.0070725, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 15 day of May 2006.

Commission expires: 6-22-09

Notary Public

LINDA V. JONES
NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 260302253

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122