File No. 261001109

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-9-07

(AFFIX SEAL)

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/05/06 14:59 2 pgs
Fees:13.00 Taxes:472.86
20061205-0150252

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Cook	Regions Bank dba Regions Mortgage	07204013100
(NAME) 3815 Inglewood Circle North	(NAME) 301 Donelson Pike	
(ADDRESS) Nashville, TN 37216	(ADDRESS) 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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Wayne Mayo, Unmarried

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

Steven Cook, An Unmarried Person

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 4 of Block "E" on the Plan of Inglewood Terrace, as shown by plat appearing of record in Plat Book 1130, Page 1, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said Lot No. 4 fronts 75 feet on the northwesterly side of Inglewood Circle North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John D. Denton, unmarried by Warranty Deed dated November 20, 2003 of record in Instrument No. 20031121-0170133, and being the same property further conveyed to Pamela M. Smith by Warranty Deed dated October 29, 2004 of record in Instrument No. 20041119-0139042, and being the same property further conveyed to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1 by Substitute Trustee's Deed dated March 2, 2006 of record in Instrument No. 20060327-0034342, and being the same property further conveyed to Wayne Mayo by Special Warranty Deed dated April 13, 2006 of record in Instrument No. 20060515-0056977, Register's Office for Davidson County, Tennessee.

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

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.

unimproved ☐

This is improved ☒ property, known as 3815 Inglewood Circle North, Nashville, TN 37216

(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 27th day of November, 2006.

Wayne Mayo

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wayne Mayo the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of November, 2006.

Commission expires: 8/12/08

Notary Public

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

File Number: 261001109

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075