WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/07 09:32 2 pgs
Fees:13.00 Taxes:407.00
20070830-0104139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1
407
13
$ 420

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar Gardner	Omar Gardner	043-15-0/043.00
(NAME)	(NAME)	
213 Randy Road	213 Randy Road	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(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, **Jacqueline Cockrill and Dekota Dennis** both unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Omar S. Gardner** 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:

Being Lot Number 72 on the plan of Rainbow Terrace Subdivision, Section V, of record in Book 2133, Page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline Cockrill and Dekota Dennis, both unmarried, asjoint tenants with right of survivorship, by deed from the Secretary of Veterans Affairs, an Officer of the United States of America, dated February 4th 2003, and filed for record in Instrument Number 20030220-0022535, Register's Office for Davidson County, Tennessee.

Property Address: 213 Randy Road, Madison, Tennessee 37115

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing in the plan of record in Book 2133, Page 72, Register's Office for Davidson County, Tennessee.

2007 Taxes have been prorated and assumed by the Grantees.

Subject to any and all zoning regulations, building restrictions, and setback lines if any, and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 213 Randy Road, Madison, TN 37115

(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 August, 2007.

Jacqueline Cockrill

Jacqueline Cockrill

Dekota Dennis

Dekota Dennis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Judith C. Jacobs the undersigned, a Notary Public in and for said County and state, the within named Jacqueline Cockrill and Dakota Dennis both unmarried the bargainors 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

