This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080158

Davidson County DEEDWARR
Recvd: 04/22/08 10:06 3 pgs
Fees:18.00 Taxes:567.95
20080422-0040941

Send Tax Bills To:
Countrywide Bank, FSB
2021 North Gallatin Road, Suite 280
Madison, Tennessee 37115

New Owner is:
Andrew P. Cookingham
7160 Legacy Drive
Antioch, TN 37013

MAP: 182-06-0A

PARCEL: 099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Yolanda K. Cato, a single woman N/K/A Yolanda K. Tanner**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andrew P. Cookingham and wife, Marcy T. Cookingham**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot No. 99 on the Plan of Section One, Old Hickory Hills, according to plat and survey of same appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Yolanda K. Cato, a single woman, by Warranty Deed from Greenvale Construction, LLC, dated 6-13-02 and recorded 6-17-02 in Instrument No. 20020617-0072999, Register's Office for Davidson County, Tennessee.

Yolanda K. Cato is now known as Yolanda K. Tanner.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **7160 Legacy Drive, Antioch, TN 37013**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21st day of April, 2008.

GRANTOR(S):

Yolanda K. Cato - Yolanda K. Tanner

YOLANDA K. CATO N/K/A
YOLANDA K. TANNER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **YOLANDA K. CATO N/K/A YOLANDA K. TANNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 21st day of April, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$153,500.00**.

Elaine Phelps

AFFIANT

SWORN TO and subscribed before me this the 21st day of April 2008.

NOTARY PUBLIC
My commission expires: 9-18-2011

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

