File No. 280601018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-27-2011

(AFFIX SEAL)

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/11/08 13:06 3 pgs
Fees:18.00 Taxes:487.48
20080711-0071444

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Marcom	American Home Bank, NA	151-10-0A-261.00
(NAME)	(NAME)	
7363 Ole Nottingham Drive	3840 Hempland Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mountville, PA 17554	
(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, WE,

Joni Cook and husband, Ralph Cook,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Robert C. Marcom, a single man,

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. 109, Phase 3, Villages of Long Hunter PUD, as shown by plat of record in Instrument Number 200307070093205, 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 Joni Cook and husband, Ralph Cook by Quit Claim Deed dated January 25, 2008 from Marty Penix, Married and James Deatrick, Jr., Single of record in Instrument Number 20080129-0009187, Register's Office for said County.

Easement as shown of record in Deed Book 4446, Page 423, and Book 4535, Page 351, and Book 8197, Page 288, and Book 8358, Page 91, and Book 8358, Page 94, and Book 9661, Page 919, and Instrument Number 200009060088272, and 200009060088271, and 200010300107415, and 200105310056381, Register's Office for said County.

Charter for Homeowner's Association of record in Instrument Number 200105310056381, Register's Office for said County.

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 7363 Ole Nottingham Drive, 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 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 9th day of July, 2008.

Joni Cook

Ralph Cook by Joni Cook, Attorney-in-Fact

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 Joni Cook and husband, Ralph Cook 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 9th day of July, 2008.

Commission expires: 6-27-2011

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 9th day of July, 2008, before me personally appeared Joni Cook , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ralph Cook, and who acknowledged that she executed the same as the free act and deed of the said Ralph Cook by virtue of that Power of Attorney, duly executed by the said Ralph Cook and appearing of record in Instrument Number 20080711-0071443, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of July, 2008.

My Commission Expires: 6-27-2011

Notary Public

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

File Number: 280601018
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, MANDY ALSUP, 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 according to law.

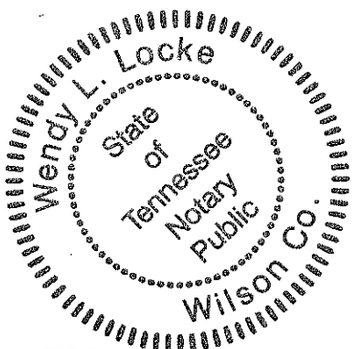
Attorney or Custodian

CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, a notary public for this county and state MANDY ALSUP, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: _JUNE 27, 2011_____

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