Davidson County DEEDWARR
Recvd: 08/15/08 09:02 2 pg
Fees:13.00 Taxes:1402.30
20080815-0083916

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $379,000.00

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me, this 31st day of July, 2008.

Notary Public
My commission expires: 1/23/10

02-0806-46106

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jarrod A. Lord 804 Wickshire Drive Brentwood TN 37027	New Owner	172-09-0-A-112.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew T. Cobb and wife, Shannon M. Cobb**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jarrod A. Lord and wife, Allison M. Lord**, hereinafter called the Grantees, their successors 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 Lot No. 112, on the Plan of Banbury Crossing, Section 3, of record in Book 9700, Pages 665-666, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew T. Cobb and wife, Shannon M. Cobb by deed from Patrick E. McAlister and wife, Laura Nicole McAlister, dated January 30, 2004, recorded February 4, 2004, of record in Instrument No. 20040204-0013712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **804 Wickshire Drive, Brentwood, TN 37027.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of July, 2008.

Matthew T. Cobb

Shannon M. Cobb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew T. Cobb and Shannon M. Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of July, 2008.

Deborah K. Devine
State of Tennessee at Large

My Commission Expires: 11/22/08

