WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/08 10:53 2 pgs
Fees:13.00 Taxes:581.78

20080828-0088400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$157,239.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Cook	**United Wholesale Mortgage**	
(NAME) **3912 Plantation Drive**	(NAME) **555 S. Adams**	**Map 74-12**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Birmingham, MI 48009**	**Parcel 64.00**
(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, **KENNETH R. BEAUBOUEF AND WIFE, FAYE M. BEAUBOUEF** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILLY COOK, UNMARRIED, AND MELISSA DAVISON, UNMARRIED,** As Joint Tenants With Right Of Survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 570 on the Plan of Section Five Hermitage Hills, as of record in Book 3300, pages 142 in the Register's Office for Davidson County to which plat reference is hereby made for a more complete and accurate legal description.

Included in the above description but expressly excluded from this conveyance is that portion of land acquired by Right-of-Way Drainage Acquisition of record on Warranty Deed of record in Instrument No. 20040408-0040243, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Plantation Drive, said point being the southeasterly corner of the Bruce R. & Susan F. Gill, TRS property as of record in Deed Book 10581, page 581, RODC and being the southwesterly corner of the tract herein described.

Thence, a common line with the Bruce R. & Susan F. Gill, TRS Property as of record in Deed Book 10581, page 581, RODC, North 07 degrees 33 minutes 06 seconds East, 15.00 feet;

Thence crossing the Kenneth R. Beaubouef, et ux property as of record in Deed Book 6765, page 126, RODC, South 81 degrees 15 minutes 17 seconds East 15.00 feet;

Thence South 07 degrees 33 minutes 06 seconds West, 15.00 feet to the beginning of a curve to the left;

Thence with the northerly margin of Plantation Drive and said curve having a central angle of 1 degrees 36 minutes 25 seconds, a radius of 535.00 feet, a length of 15.00 feet, and a chord bearing and distance of North 81 degrees 13 minutes 17 seconds West, 15.00 feet to the point of beginning.

Being a portion of the same property conveyed to Kenneth R. Beaubouef and wife, Faye M. Beaubouef by Warranty Deed from Edward L. Maxwell and wife, Martha Jane Maxwell, of record in Book 6765, page 126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3300, page 142, said Register's Office; and (c) Restrictive covenants contained in Book 3222, page 154, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3912 Plantation Drive, Hermitage, TN 37076**

(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 26th day of August, 2008.

Kenneth R. Beaubouef

Faye M. Beaubouef

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Kenneth R. Beaubouef and Faye M. Beaubouef,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2008.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public