Warranty Deed

Davidson County DEEDWARR Recvd: 09/04/08 09:54 2 pg Fees:13.00 Taxes:878.88 20080904-0090646	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $237,535.00. Affiant Subscribed and sworn to before me, this the 29th day of August, 2008. Notary Public My commission expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rollins Cobb Mileah Nichole Cobb	Platinum Mortgage, Inc.	Map: 155-080-C
609 Poplar Creek Trace Court	103 Spenryn Drive, Ste B	Parcel: 074.00CO
Nashville, TN 37221-3973	Madison, AL 37221	

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483
RET.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES G. GARRISON AND EDNA P. GARRISON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROLLINS COBB AND MILEAH NICOLE COBB, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 74 on the Plan of Poplar Creek Estates, Phase Two of record in Plat Book 6900, Pages 339-347, amended in Plat Book 7900, Pages 888-889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James G. Garrison and Edna P. Garrison by deed from Patrick E. Idoye of record as Instrument No. 20050909-0108837, in the Register's Office for Davidson County, Tennessee, dated September 2, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 609 Poplar Creek Trace Court, Nashville, TN 37221-3973.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of August, 2008.

James G. Garrison

Edna P. Garrison

STATE OF Mo
COUNTY OF Pike

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James G. Garrison and Edna P. Garrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2008.

Notary Public

My Commission Expires: 10-25-2010

NELLIE J. WAMSLEY
Commission Expires October 25, 2010
NOTARY PUBLIC NOTARY SEAL
Pike County
STATE OF MISSOURI