03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $57,500.00

Rachelle Caudill
Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 25th day of March, 2009.

Notary Public
My commission expires: 2/11/13

03-0903-35848

Address of New Owner:	Send Tax Bills to:	Tax Information
Marvin Cook P.O. BOX 148761 NASHVILLE, TN 37214	New Owner	59-16-0-224

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, **Mark C. Velligan and wife, Mary Margaret Velligan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marvin Cook**, 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. 221 on the Plan of Section, First Addition, Trinity Hills Village, of record in Book 4460, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark C. Velligan and wife, Mary Margaret Velligan, by deed from Deerpark Circle, LLC, dated March 8, 2005, recorded March 11, 2005, of record in Instrument No. 20050311-0027452, 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 605 Troy Court, Nashville, TN

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.

BILL GARRETT, Davidson County
Trans:T20090021940 DEEDWARR
Recvd: 04/02/09 14:17 3 pgs
Fees:18.00 Taxes:212.75
20090402-0029879

WITNESS my hand this 23 day of March, 2009.

Mark C. Velligan

Mark C. Velligan

Mary Margaret Velligan

Mary Margaret Velligan

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mark C. Velligan and Mary Margaret Velligan**, 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 _____, CA, this ____ day of _____, 2009.

_____
Notary Public
State of California at Large

My Commission expires: _____

See attached California all Purpose Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On March 23 2009 (Date) before me, [illegible], a notary public (Here Insert Name and Title of the Officer),

personally appeared MARK C. VELLIGAN AND MARY MARGARET VELLIGAN (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [illegible] (Signature of Notary Public)

VICTORIA J. DIFRANCO
Commission # 1716693
Notary Public - California
Orange County
My Comm. Expires Jan 14, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 3/23/09 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827