WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00
BILL GARRETT, Davidson County Trans: T20090038326 DEEDWARR Recvd: 06/09/09 11:06 2 pgs Fees: 13.00 Taxes: 1665.00 20090609-0053444	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF MAY, 2009. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Cook and Brittany N. Cook	F & M Bank	09213039900
(NAME)	(NAME)	
253 33rd Ave N	1670 West Main St Ste 160	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Lebanon, TN, 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Joe F. Sloan and wife Carolyn D. Sloan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert D. Cook and Brittany N. Cook**, husband and wife 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:

Lot 92, HORTENSE PLACE, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joe F. Sloan and wife, Carolyn D. Sloan by Warranty Deed from DREAMINC., recorded on the 8th day of December, 2006 in Instrument No. 20061208-0151894, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 253 33rd Ave N, Nashville, TN 37209

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, has 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 28th day of May, 2009.

Joe F. Sloan

Carolyn D. Sloan

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Joe F. Sloan and Carolyn D. Sloan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2009.

Tabatha Edwards
Notary Public

My commission expires: _____

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Return to:

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122