Return!

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
900772

File Box 30

BILL GARRETT, Davidson County
Trans:T20090050900 DEEDWARR
Recvd: 07/28/09 15:24 2 pgs
Fees:13.00 Taxes:362.60
20090728-0070704

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires May 2, 2011

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
Devenea Howse	New Owner	
(NAME) 5170 Hickory Hollow Pkwy Unit 175	(NAME)	163 05 0B 177.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Ralph Cook and Joni Cook**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Devenea L. Howse**, an unmarried woman* 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:

* and Gerald Howse and Tracey Howse, Husband and Wife

Land in Davidson County, Tennessee, Being Lot No. 144 on the Plan of Master Deed Lot Layout (Private Element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument No. 20031117-0167241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being all of the same property conveyed to Ralph Cook and Joni Cook by Substitute Trustee's Deed from Shapiro & Kirsh, LLP, as Substitute Trustee, dated 02/02/2009, of record in Instrument No. 20090212-0012548, Register's Office for Davidson County, Tennessee. Shapiro & Kirsh, LLP having received title to said property by Deed of Trust executed by Pamela Whitecotton, of record in Instrument No. 20041005-0119815, said Register's Office. Further being the same property conveyed to Pamela Whitecotton by deed of record in Instrument No. 20041005-0119814, said Register's Office.

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 5170 Hickory Hollow Pkwy Unit 175, Antioch, TN 37013

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 23rd day of July, 2009.

Ralph Cook
Ralph Cook

Joni Cook owner agent
Joni Cook

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Ralph Cook and Joni Cook**, 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 23rd day of July, 2009.

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 7, 2011