WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRE-09-1219

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacey Cook	Bank of America	
1219 Ardee Avenue (ADDRESS)	3011 Armory Dr., Ste. 120 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	61-15-72.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JAMMIE M. HAMPTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LACEY COOK, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 35, BLOCK C, RESUBDIVISION OF SUNNYMEADE UNIT NO. 1 AND SUBDIVISION OF SUNNYMEADE UNIT NO. 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGES 56 AND 57, 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 JAMMIE M. HAMPTON, UNMARRIED BY WARRANTY DEED FROM HEIRS OF LETTIE BRUNER, RECORDED ON THE 26TH DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040226-0022107, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JAMMIE M. HAMPTON IS NOW MARRIED AND KNOW AS JAMMIE PRESTON. NICK PRESTON JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 974, PAGES 56 AND 57; AND BOOK 4040, PAGE 329, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1219 Ardee Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20090084692 DEEDWARR
Recvd: 12/16/09 10:42 2 pgs
Fees:13.00 Taxes:458.80
20091216-0114498

Witness my/our hand(s) this 11th day of December, 2009.

Jammie M. Hampton now known as Jammie Preston

Nick Preston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jammie M. Hampton now known as Jammie Preston, and Nick Preston the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of December, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903