WARRANTY DEED

P-FCR-10-1315

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2010.

Notary Public

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 10·16·11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy L. Bartlett	Kathy L. Bartlett	
1315 Stratford Ave	(NAME) 1315 Stratford Ave	
(ADDRESS) Nashville, TN 37216-2743	(ADDRESS) Nashville, TN 37216-2743	07203001400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we JOSHUA T. COOK AND WIFE, JULIE COOK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHY L. BARTLETT, UNMARRIED, 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 the westerly half of Lot No. 257 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.Said part of Lot No. 257 fronts 50 feet on the northerly side of Stratford Avenue and runs back 290.8 feet on the westerly line and 273.75 feet, more or less, on the easterly line to a dead line and measures 52.7 feet on said dead line.

Being the same property conveyed to JOSHUA T. COOK, UNMARRIED by deed from TODD W. CANTRELL, UNMARRIED of record in Instrument 200510200126505 on 10/17/2005 and filed for record on 10/20/2005, as re-recorded in Instrument 20051214015012l on 12/14/2005, Register's Office for DAVIDSON County.

Julie Cook, wife of Joshua T. Cook, joins in this conveyance for the sole purpose of conveying any marital interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 1315 STRATFORD AVE, NASHVILLE, Tennessee 37216-2743
(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.

Witness my/our hand(s) this 29th day of January, 2010.

Joshua T. Cook

Julie Cook

BILL GARRETT, Davidson County
Trans:T20100006431 DEEDWARR
Recvd: 02/02/10 11:28 2 pgs
Fees:13.00 Taxes:691.90

20100202-0008285

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 29th day of January, 2010, before me personally appeared Joshua T. Cook and wife, Julie Cook to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of January, 2010.



Notary Public

My Commission Expires: 10.16.11

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959