File No. 210020358s

WARRANTY DEED

STATE OF TN
COUNTY OF ~~WILSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 116,900.00

X Brian C. Cooke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 6/3/12
(AFFIX SEAL)

Rebecca A. Nichols
State of Tennessee
Notary Public
Rutherford County

BILL GARRETT, Davidson County
Trans:T20100019345 DEEDWARR
Recvd: 04/05/10 10:18 2 pgs
Fees:13.00 Taxes:432.53
20100405-0024833

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Cooke	Bank of America, N.A.	163040A32000
(NAME) 3001 Hamilton Church 320	(NAME) PO Box 961291	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Fort Worth, TX 76161-0291	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Denise D. Halbert, an unmarried woman, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Brian C. Cooke, an unmarried man, hereinafter called the grantee(s), HIS heirs 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 all of Unit No. 320, as shown on the plan of Hamilton Crossings Townhomes, Phase III, filed as Exhibit A-2 to, and established by the Declaration of record in Instrument 20040212-0016945 as amended in Instruments 20040226-0022076, 20050310-0026734 and 20060206-0014793, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Denise D. Halbert, a single woman by deed from R. J. York Homes, LLC of record in Instrument 20060605-0065599 on 05/23/2006 and filed for record on 06/05/2006, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 20040212-0016945, as amended of record in Instrument 20040226-0022076, as amended of record in Instrument 20050310-0026734, as amended of record in Instrument 20060206-0014793, said Register's Office.

By-Laws of record in Instrument 20040212-0016946, said Register's Office.

Stormwater Detention Agreement to Metropolitan Government of Nashville of record in Instrument 20030731-0108672, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3001 Hamilton Church 320, Antioch, TN 37013
(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), HIS 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), HIS 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 hands this 30th day of March, 2010.

Denise D Halbert
Denise D. Halbert

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Denise D. Halbert, an unmarried woman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of March, 2010.

Commission expires: 9.2.2013

Tracey Trumphour
Notary Public

File Number: 210020358s

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON