| WARRANTY DEED | State of Tennessee<br>County of Davidson |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20100028326 DEEDWARR<br>Recvd: 05/11/10 13:46 2 pgs<br>Fees:13.00 Taxes:328.93<br>20100511-0036218 | The actual consideration or value, whichever is greater, for this transfer is **$88,900.00**.<br>Sonya R. Batts<br>Affiant<br>Subscribed and sworn to before me, this the 7th day of May, 2010.<br>Jennifer L. Johnson<br>Notary Public<br>My commission expires: 3/7/2011<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Sonya R. Batts** | **Proficio Mortgage Ventures, LLC** | **Map 081-08 Parcel 117.00** |
| **1825 Delta Avenue** | **105 East Robinson Street, Suite 220** | |
| **Nashville, TN 37208** | **Orlando, FL 32801** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**John T. Cook, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sonya R. Batts, 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:

**Land in Davidson County, Tennessee, being Lot No. 376 on the Plan of North Nashville Real Estate Company's Plan, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**Being the same property conveyed to John T. Cook, married by Special Limited Warranty Deed from JPMC Specialty Mortgage, LLC, of record in Instrument No. 20091217-0114843, dated December 17, 2009, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is improved (__X__) Unimproved (____) property, known as **1825 Delta Avenue, Nashville, TN 37208**

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 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 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 my/our hand(s) this **7th** day of **May, 2010.**

**John T. Cook**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **John T. Cook,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **May, 2010.**

Jennifer L. Johnson

**Notary Public**

**My Commission Expires:** 3/7/2011

