File No. 110464

WARRANTY DEED

Return to:

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF Florida
COUNTY OF Pinellas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Cynthia G. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Barbara J. Gaebler
Notary Public

MY COMMISSION EXPIRES: 11-4-12
(AFFIX SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Barbara J. Gaebler
Commission # DD823266
Expires: NOV. 04, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Hollingshead-Cook	New Owner	102-15-54
(NAME)	(NAME)	
870 Bresslyn Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, Cynthia G. Roberts, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vanessa Hollingshead-Cook and husband, Keith Hollingshead-Cook, 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. 225 on the Plan of Brook Meade, Section 6, as of record in Book 2331, Pages 3 and 4, Register's office for said County. Said Lot No. 225 fronts 117 feet on the northeasterly side of Bresslyn Road and runs back 365 feet on the northwesterly line and 358.6 feet on the southeasterly line to a dead line, measuring 117.2 feet thereon.

Being the same property conveyed to Cynthia G. Roberts by deed from James E. Dillingham and wife, Vickie L. Dillingham, dated April 12, 2007 and recorded on April 16, 2007 in Instrument No: 20070416-0044878, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2333, page 629, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 870 Bresslyn Rd., Nashville, TN 37205
(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 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, 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.

BILL GARRETT, Davidson County
Trans:T20110040716 DEEDWARR
Recvd: 07/07/11 11:34 2 pgs
Fees:13.00 Taxes:1071.15
20110707-0052005

File No. 110464
Witness my hand this.

Cynthia G. Roberts

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia G. Roberts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2011.

Commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Barbara J. Gaebler
Commission # DD823266
Expires: NOV. 04, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Barbara J. Gaebler
Notary Public