Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20110044360 DEEDWARR
Recvd: 07/22/11 09:42 2 pgs
Fees:13.00 Taxes:356.24
20110722-0056208

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $96,250.00

Affiant

Subscribed and sworn to before me, this 19 day of July, 2011.

Carol A. Clawson
Notary Public
My commission expires: 5-17-14

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

05-1106-65273

Address of New Owner:	Send Tax Bills to:	Tax Information:
Josh Cook ~~4202 Glynda Drive~~ 1001 McMAHAN Nashville TN 37216	NEW OWNER	61-07-0-224

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vickie D. Birdsong, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Josh Cook and wife, Julie Cook and Jimmy Carman and wife, Phyllis Carman, hereinafter called the Grantees, their successors 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. 3, on the Plan of Allison Heights, of record in Plat Book 2330, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vickie D. Birdsong and husband, Michael Birdsong by deed from Doris L. Owens, dated September 8, 2005, recorded September 13, 2005 in Instrument No. 20050913-0109857, Register's Office for Davidson County, Tennessee. Michael Birdsong having since died on September 14, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4202 Glynda Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19TH day of July, 2011.

Vickie D Birdsong

Vickie D. Birdsong

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vickie D. Birdsong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 19TH day of July, 2011.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin,TN 37067