STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: March 8, 2015.

(AFFIX SEAL)

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwayne H. Smith	Dwayne H. Smith	103010059.00
(NAME)	(NAME)	
6123 Neighborly Avenue	P O Box 288	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Burns TN 37029	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

ALLEN L. COOK AND WIFE, RAMONA H. COOK,

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

DWAYNE H. SMITH,

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:

A lot or parcel of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being the easterly 75 feet of Lot No. 17 on the Map of John B. Cowden's Third Subdivision, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, November 16, 1946, as follows: Beginning on the southerly margin of John B. Street, at a point 500 feet west of the southwest corner of said street and Cowden Street, being the corner of Lots Nos. 16 and 17 thence with the southerly margin of John B. Street westwardly 75 feet, thence south 26 west 253.8 feet; thence north 39 east 75 feet to the corner of said Lots Nos. 16 and 17; thence with the line between said two lots, north 26 east 253.8 feet to the beginning.

Being the same property conveyed to Walter L. Cook, and wife Elaine E. Cook by deed from Herbert Allen, Jr., and wife as of record in Book 4107, page 502, said Register's Office. Walter L. Cook is now deceased.

Being the same property conveyed to Allen L. Cook as to an undivided one-half interest by Quitclaim Deed dated August, 28, 1998 from Elaine E. Brown, formerly known as Elaine E. Cook of record in Book 11088, Page 641 Register's Office for Davidson County, Tennessee. The said Elaine E. Brown F/K/A/ Elaine E. Cook having since died intestate property vesting in Allen L. Cook as to a ¼ interest and Jerry Cook as to a ¼ interest. Being the same property conveyed to Allen L. Cook by Quitclaim Deed from Jerry Cook as to his ¼ interest which deed is being recorded simultaneously with this instrument. #20111107-0086850

Ramona H. Cook joins in the execution of this instrument to convey any and all interest she may have in subject property by virtue of her marriage to Allen L. Cook.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 6123 Neighborly Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110070133 DEEDWARR
Recvd: 11/07/11 11:52 3 pgs
Fees:18.00 Taxes:177.60
20111107-0086851

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

Witness my/our hand(s) this 3rd day of November, 2011.

Allen L. Cook

Ramona H. Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen L. Cook and wife, Ramona H. Cook, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 3rd day of November, 2011

Commission expires: March 8, 2015

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

MAP 103010059.00
6123 Neighborly Avenue,
Nashville, TN 38209

CORRECTION AGREEMENT-LIMITED POWER OF ATTORNEY

The undersigned Purchaser/Borrower and/or Seller, for and in consideration of (LENDER) funding the closing of the loan on the property described as 6123 Neighborly Avenue, Nashville, Tennessee 37209 agree, that if requested by LENDER, to fully cooperate, adjust and correct all TYPOGRAPHICAL OR CLERICAL ERRORS discovered in any or all of the closing documentation executed by the undersigned at settlement.

The undersigned appoint Lehman Title & Escrow, LLC or its designee as their Attorney In Fact to correct any such errors, place our initials on documents where changes are made, and/or sign our names to and acknowledge any modification agreement or other document or form adjusting or correcting such errors. In the event this procedure is utilized, the parties involved shall receive a corrected copy of the changed documents.

This Power of Attorney is coupled with an interest and shall be irrevocable until the loan is satisfied and shall survive the disability of the undersigned.

AS WITNESS our execution hereof, this 3rd day of November, 2011.

Dwayne H. Smith

Allen L. Cook

Ramona H. Cook

STATE OF TENNESSEE, WILLIAMSON TO WIT:

I hereby certify that on this 3rd day of November, 2011 before me, a Notary Public in and for the State and County aforesaid, personally appeared Dwayne H. Smith, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Notary Public

My Commission Expires:

I hereby certify that on this 3rd day of November, 2011 before me, a Notary Public in and for the State and County aforesaid, personally appeared Allen L. Cook and Ramona H. Cook, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

My Commission Expires 3/8/15

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public