03

Rudy Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120050343 DEEDWARR
Recvd: 07/09/12 14:19 2 pgs
Fees:13.00 Taxes:962.00
20120709-0060195

R-PR-12-1619

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/22/14
(AFFIX SEAL)

RACHELLE CAUDILL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Richard Cook	Primelending (NAME)	
1619 McEwen (ADDRESS)	18111 Preston Rd. Ste 900 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	083-06-0-342.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHRISTINE E. HASTINGS, UNMARRIED, AND VITA DENNIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL RICHARD COOK AND WIFE, RACHEL SOAR GOULET hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 57 FEET OF THE SOUTHERLY 150 FEET OF LOT NO. 2 ON THE MAP OF W.L. HORN'S SPOUT SPRING ADDITION OF RECORD IN PLAT BOOK 57, PAGE 106, AKA LOT "C" ON THE UNRECORDED MAP OF SUBDIVISION OF SAID LOT 2, DESCRIBED ACCORDING TO A SURVEY OF CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC., DATED 7/26/04, DESCRIBED AS FOLLOWS: SAID LOT C FRONTS 57 FEET ON THE NORTH SIDE OF MCEWEN AVENUE AND RUNS BACK 150 FEET BETWEEN PARALLEL LINES, PARALLEL TO AND 113 FEET EAST OF RUDOLPH STREET TO THE SOUTHERLY LINE OF LOT D.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINE E. HASTINGS, UNMARRIED AND VITA DENNIS, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM NICHOLAS BRENT MCCLOUD AND BRADLEY HUNTER MCCLOUD OF RECORD AT INSTRUMENT NO. 20100907-0071161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 2010.

BEING THE SAME PROPERTY CONVEYED TO NICHOLAS BRENT MCCLOUD AND BRADLEY HUNTER MCCLOUD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM PAUL L. CORBY, UNMARRIED OF RECORD AT INSTRUMENT NO. 20050624-0070344, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 24, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, ASSUMED BY THE GANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 106; INST. NO. 20100907-0071162; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1619 McEwen, Nashville, Tennessee 37206
(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), their 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), 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 26th day of June, 2012.

Christine E Hastings by Vita Dennis attorney in fact
Christine E. Hastings by Vita Dennis as Attorney in Fact

Vita Dennis
Vita Dennis

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared VITA DENNIS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christine E. Hastings and who acknowledged he/she/they executed the same as the free act and deed of the said Christine E. Hastings.

Witness my hand and official seal, this the 26th day of June, 2012.

Mary Frances Rudy
Notary Public
My Commission Expires: 5-2014

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Vita Dennis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of June, 2012.

Mary Frances Rudy
Notary Public
My Commission Expires: 5-2014

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903