WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30131
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans: T20120056514 DEEDWARR
Recvd: 08/01/12 10:16 2 pgs
Fees: 13.00 Taxes: 729.64

20120801-0067801

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

My Commission Expires FEB 19 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara A. Douglas	Suntrust Mortgage	14211001900
(NAME)	(NAME)	
522 Colice Jeanne Road	1001 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Guy R. Cook Sr. and wife, Jean H. Cook**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Barbara A. Douglas, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 69 on the Plan of Section Two, Valley West, as of record in Plat Book 3600, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Guy R. Cook Sr. and wife, Jean H. Cook by Warranty Deed from Johnny F. Burress and wife, Robbie G. Burress dated April 28, 1998 of record in Book 10912, Page 270, re-recorded in Book 11017, Page 105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters on the Plan of record in Plat Book 3600, Page 86; 2. Restrictive covenants contained in an instrument of record in Book 3872, Page 59, as amended in Book 3838, Page 501 and Book 3833, Page 789, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 522 Colice Jeanne Road, Nashville, TN 37221
(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/or 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/or 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 our hands this 27th day of July, 2012.

Guy R. Cook Sr.

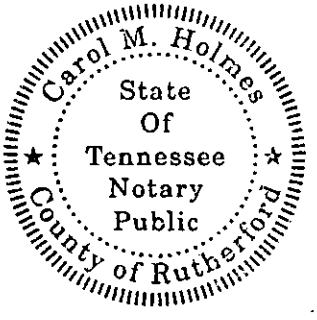
Jean H. Cook

State of Tennessee
County of Rutherford

Personally appeared before me Guy R. Cook Sr. and Jean H. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2012.

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016



RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129