# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael Sizemore | Michael Sizemore | 075-13-0-105.00 |
| (NAME) | (NAME) | |
| 46 Burris Court | 46 Burris Court | |
| (ADDRESS) | (ADDRESS) | |
| Mount Julit, TN 37122 | Mount Julit, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130041136 DEEDWARR
Recvd: 05/17/13 08:59 2 pgs
Fees:13.00 Taxes:277.50

20130517-0049756

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, **James W. Cook, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Sizemore and Susan Sizemore, husband and wife**, 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 all of Lot No. 306, on the Plan of SECTION 4, HERMITAGE HILLS, as shown by plat appearing of record in Plat Book 2900, Page 136, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James W. Cook and wife, Dolores T. Cook by Warranty Deed dated November 3, 1969, from Clarence A. Smith and wife, Minnie L. Smith and filed for record on November 12, 1969, in Book 4378, Page 857, Register's Office for Davidson County, Tennessee. The said Dolores T. Cook (aka Delores Theresa Cook) having since died on September 1, 2012, leaving all rights and interest in the herein described property to James W. Cook by right of survivorship.
The said James W. Cook and James William Cook are on in the same person.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 2900, Page 136, Register's Office of said County.

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 123 Bonnabrook Drive, Hermitage, TN 37076
(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 my hand this 15th day of May, 2013.

James W Cook by William Packard his attorney in fact
James W Cook
by William Packard, his attorney in fact

State of Tennessee
County of Wilson

On this 15th day of May, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared William Packard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of James W. Cook, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130517004 9755, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 15th Day of May, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**