WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/13 15:10 2 pgs
Fees:13.00 Taxes:329.30
20130517-0050235

JENNIFER R. PIERCE — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

LuAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-6-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Dearmon	Amerifirst Financial	04411016900
(NAME)	(NAME)	
600 Jones Street	1616 W. Centre Ave	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Portage, MI 49024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130681

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Ethen Lanyard Cooke, Trustee of Trust under the Will of Ethen Lewis Cooke**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gregory Dearmon**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 21, Section A, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948 in Book 1424, page 68, in the Register's Office for Davidson County, Tennessee, located on the Southwest corner of the intersection of Jones and Sixth Streets and containing 0.12 acres, more or less.

Subject to and/or reserving one permanent easement 10 feet wide for utilities and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. All as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING all of the same property conveyed to Jesse W. Cooke and wife, Gladys Ferrell Cooke, by Warranty Deed from E.I. duPont de Nemours and Company, dated December 2, 1948 and filed of record in Book 1676, Page 575, Register's Office for Davidson County, Tennessee. The said Jesse W. Cooke is now deceased, leaving the said Gladys Ferrell Cooke, the surviving tenant by the entirety and sole owner of said land. The said Gladys Ferrell Cooke aka Gladys F. Cooke died testate, and under the terms of her will, which will appears of record in Will Book 219, page 186, Probate Court for Davidson County, Tennessee, she devised subject premises to Ethan Lewis Cooke. The said Ethan Lewis Cooke died testate, and under the terms of his will, which will appears of record in the Probate Court for Davidson County, Tennessee, he established a Trust and named Ethan Lanyard Cooke, as Trustee of said trust.

unimproved ☐

This is improved ☒ property, known as 600 Jones Street, Old Hickory, TN 37138

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of May, 2013.

Ethen Lanyard Cooke, Trustee of Trust under the Will of Ethen Lewis Cooke

By: _____

Ethen Lanyard Cooke, Trustee of Trust under the Will of Ethen Lewis Cooke

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Ethen Lanyard Cooke, Trustee of Trust under the Will of Ethen Lewis Cooke, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ethen Lanyard Cooke, Trustee of Trust under the Will of Ethen Lewis Cooke executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 2013.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY