This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $239,999.00

Affiant

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Subscribed and sworn to before me, this 10th day of June, 2013

Notary Public

My Commission Expires: 10-18-16

Address New Owner:
Sylvia M. Cook
3109 Carrington Court
Nashville, TN 37218

Send Tax Bills To:
First Community Mortgage, Inc.
P.O. Box 2460
Union City, TN 38281

Map & Parcel:
058-10-0B-01300CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cedrick L. Spears, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sylvia M. Cook, a single woman** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Final Subdivision Plat of Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cedrick L. Spears by deed from Celebration Homes, LLC, dated November 24, 2009 of record in Instrument No. 20091125-0108642, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Stormwater Detention Agreement of record in Instrument No. 20060503-0051461, Register's Office for Davidson County, Tennessee.
2. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey would disclose.
3. Subject to all matters on plat of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee.
4. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 3109 Carrington Court, Nashville, TN 37218

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130049392 DEEDWARR
Recvd: 06/12/13 14:55 2 pgs
Fees:13.00 Taxes:888.00
20130612-0059966

WITNESS my hand this 10th day of June, 2013

Cedrick L. Spears

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Cedrick L. Spears**, with whom I am personally acquainted, and who upon his oath, acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at Brentwood, Tennessee, 10th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY