BILL GARRETT, Davidson County
Trans:T20130060817 DEEDWARR
Recvd: 07/17/13 10:45 2 pgs
Fees:13.00 Taxes:408.85
20130717-0073825

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $110,500.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2013.

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOLLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

06-1307-75234

Address of New Owner:	Send Tax Bills to:	Tax Information
Ricky D. Cook	NEW OWNER	075-07-0-044.00
3441 Lebanon Pike, #116		
Hermitage, TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janice S. Owen, unmarried, and Prebble S. Owen, now Goldman, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ricky D. Cook, hereinafter called the Grantees, their successors and 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. 87, on the Plan of Section Two, Tulip Grove, of record in Book 3700, Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice S. Owen, single and Prebble S. Owen, single and Evelyn Prock, single by deed from Charles M. Jackson and wife, Verna F. Jackson, dated June 29, 2001, recorded July 3, 2001, of record in Instrument No. 20010703-0071029, Register's Office for Davidson County, Tennessee. The said Evelyn Prock having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Andrew Goldman, spouse of Grantor, Prebble S. Owen, now Goldman, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 4405 Andrew Jackson Pkwy., Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 16th day of July, 2013.

Janice S. Owen

Prebble S. Owen, now Goldman

Andrew Goldman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice S. Owen and Prebble S. Owen, now Goldman, and Andrew Goldman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 16th day of July, 2013.

Notary Public

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15