BILL GARRETT, Davidson County
Trans:T20130067196 DEEDWARR
Recvd: 08/06/13 09:15 2 pgs
Fees:13.00 Taxes:980.13

20130806-0081983

WARRANTY DEED

FC13-1001

STATE OF Tennessee
COUNTY OF Davidson 264,900.00
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher Whipple	SWBC Mortgage Corporation (NAME)	
1001 McMahan Avenue (ADDRESS)	9311 San Pedro Ave. #100 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	061-11-073.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIE E. COOK AND JOSHUA T. COOK, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTOPHER WHIPPLE AND ELIZABETH WHIPPLE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 18 on the Plan of I. C. McMahan's Subdivision of Maplewood Lands, of record in Plat Book 547, Page 78, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 50 feet on the northerly side of McMahan Avenue and runs back between parallel lines with the easterly margin of Richland Street 296 feet to a dead line.

Being the same property conveyed to Julie E. Carman by Warranty Deed from Jerry D. Fee and Teresa Fee, husband and wife of record in Instrument No. 20060727-0090850, Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 27, 2006.

Being the same property conveyed to Julie E. Cook and Joshua T. Cook, wife and husband by Quitclaim Deed from Julie E. Cook f/k/a Julie E. Carman of record in Instrument No. 20100914-0073123, Register's Office for Davidson County, Tennessee, dated September 8, 2010 and recorded on September 14, 2010.

Julie E. Carman and Julie E. Cook are one in the same person.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 527, page 78; Book 769, page 123, Register's Office for Maury County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1001 McMahan Avenue, Nashville, Tennessee 37216
(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 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 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/our hand(s) this 31st day of July, 2013.

Julie E. Cook

Joshua T. Cook

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2013, before me personally appeared Julie E. Cook and Joshua T. Cook, wife and husband to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959