BILL GARRETT, Davidson County
Trans:T20130067242 DEEDWARR
Recvd: 08/06/13 09:49 2 pgs
Fees:13.00 Taxes:1220.63
20130806-0082059

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-2097

Property Address:
3452 Wynfall Lane, Nashville, TN 37211
180040B09500CO map & parcel

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William T. Wilford**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Joseph A. Cook, III and Kathryn J. Cook**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Final Plat of Revision One, Brookview Forest Phase III of record in Instrument No. 200510250128969, Register's Office of said County, to which reference is hereby made for a more particular description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quitclaim deed from Jessica Ashley Wilford, Trustee of the Jessica Ashley Wilford Revocable Linving Trust UAD October 5, 2006, dated January 30, 2013, and recorded February 21, 2013, in the Register of Deeds for the County of Davidson, as Document No. 201302210017464.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $329,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of ~~Williamson~~ Sumner

The actual consideration or value whichever is greater is $ 329,900.00

Subscribed and sworn before me this the 1st day of August, 2013.

Affiant

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

my commission expires: 8/23/16

WITNESS Grantor's hand this 1st day of August, 2013.

William T. Wilford {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of August, 2013, before me the undersigned officer, personally appeared William T. Wilford, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 9/8/13

Grantor's Name:
William T. Wilford

Grantees' Name:
Joseph A. Cook, III and Kathryn J. Cook

SEND TAX STATEMENTS TO THE GRANTEE:

3452 Wynfall Lane
Nashville, TN 37211