WARRANTY DEED

STATE OF TENENSSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Clay Cook	Stonegate Mortgage Corporation	15004015000
(NAME)	(NAME)	
3153 Smith Springs Road	9190 Priority Way West Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Indianaplis, IN 46240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bethany Carole Adams Walser, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Clay Cook and Cheryl D. Cook, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 648 on the Plan of Revised Phase III, Kensington of Priest Lake of record in Plat Book 6900, page 236, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James R. Adams and wife, Mary C. Adams by deed from Herman A. Burke and wife, Tammy L. Burke of record in Book 10914, Page 980, Register's Office of Davidson County, Tennessee. Mary C. Adams having predeceased James R. Adams and James R. Adams having died leaving Bethany Carole Adams Walser as his only heir-at-law as established by Corrected Affidavit of Heirship recorded in Instrument No. 20120409-0030120, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3153 Smith Springs Road, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20130072583 DEEDWARR
Recvd: 08/22/13 11:01 2 pgs
Fees:13.00 Taxes:617.53

20130822-0088633

Witness my hand this 16th day of August, 2013.

Bethany Carole Adams Walser

Bethany Carole Adams Walser

STATE OF TENENSSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bethany Carole Adams Walser, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2013.

Commission expires:

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public