BILL GARRETT, Davidson County
Trans:T20130074469 DEEDWARR
Recvd: 08/28/13 12:06 2 pgs
Fees:13.00 Taxes:675.25

20130828-0090797

WARRANTY DEED

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda A. Cook	Rhonda A. Cook	075 12 0 016.00
(NAME)	(NAME)	
613 Belgium Drive	3441 Lebanon Pike, # 116	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Frances J. Hayworth**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rhonda A. Cook, unmarried**, hereinafter called the Grantee, his 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 all of Lot No. 229, a resubdivision of Lots 229 thru 239 on the Plan of Highlands of Tulip Grove, Section III, as shown on plat of record in Plat Book 5210, Page 125, Register's office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

BEING the same property conveyed to Leroy G. Haworth and wife, Frances J. Haworth by Warranty Deed from James Patrick Barrett and Toni Delores Phillips dated January 14, 1998, of record in Book 10766, page 203, Register's Office for Davidson County, Tennessee. The said Leroy G. Haworth having died May 28, 2010, leaving property to Frances J. Haworth as sole tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 613 Belgium Drive, 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 Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 26 day of August, 2013.

Frances J Haworth

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Frances J Haworth**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of August, 2013.

Notary Public

My commission expires:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122