BILL GARRETT, Davidson County
Trans:T20130080076 DEEDWARR
Recvd: 09/16/13 15:18 2 pgs
Fees:13.00 Taxes:579.05
20130916-0097373

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Howard H. Cook Jr.
508 Leslie Ann Ct.
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner or

MAP/PARCEL 075-12-0B-058.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Patricia S. Rowland, married, William P. Henry, married, Judy G. Johnson, married and Kandy L. Jones, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Howard H. Cook, Jr., unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of First Revision Phase Two-Section Three, Brookside Woods, a Planned Unit Development of record in Plat at Instrument No. 20000512-0048125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia S. Rowland, married, William P. Henry, married, Judy G. Johnson, married and Kandy L. Jones, unmarried by Quitclaim Deed from Martha S. Henry of record at Instrument No. 20081107-0111099, Register's Office for Davidson County, Tennessee, dated October 21, 2008 and recorded on November 07, 2008.

Also known as 508 Leslie Ann Ct., Hermitage TN 37076

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in instrument No. 20000512-0048125, and

restrictions in Book 10444, page 213, as amended in Book 11103, Page 156 and Book 11453, Page 900, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of September, 2013.

Patricia S. Rowland
Patricia S. Rowland

William P. Henry
William P. Henry

Judy G. Johnson
Judy G. Johnson

Kandy L. Jones
Kandy L. Jones

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patricia S. Rowland, William P. Henry, Judy G. Johnson, and Kandy L. Jones** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of September, 2013.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $156,500.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014