BILL GARRETT, Davidson County
Trans:T20130082544 DEEDWARR
Recvd: 09/24/13 11:37 2 pgs
Fees:13.00 Taxes:416.25

20130924-0100318

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2013.

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ricky D. Cook	NEW OWNER	Parcel ID:
3441 Lebanon Pike; S-116		13607018000
Hermitage, TN 37076		

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, we

James Barry Pate and Michael Henry Pate, Devisees Under the Will of Rubye G. Pate

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ricky D. Cook , unmarried

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. 395 on the Plan of Section Six, Priest Lake Park, of record in Plat Book 5050, Page 21 & 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rubye G. Pate by deed from John K. Hamrick and wife, Irene E. Hamrick, of record in Book 5326, Page 127, said Register's Office. The said Rubye G. Pate died testate on December 18, 2012, and the Estate was admitted to Probate as Probate No. 13P213 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictions and of record in Book 5097, Page 566, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5050, Pages 21 and 22, said Register's Office.

The signature of James Barry Pate is signed by his duly appointed Attorney-in-Fact, Michael Henry Pate, pursuant to the Power of Attorney of record in Instrument 20130924-0100317, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3661 Wood Bridge Dr., Nashville, TN 37217

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.

Witness our hands this 20th day of September, 2013.

James Barry Pate, BY Michael Henry Pate, ATTY By Fact

James Barry Pate
By: Michael Henry Pate, as Attorney-in-Fact

Michael Henry Pate

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Henry Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Michael Henry Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James Barry Pate as his Attorney in Fact as the free act and deed of the within named James Barry Pate.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.