This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 018070
PARCEL: 070.00

New Owners Address
Dorothy L. Cartwright
508 Mathes Court
Goodlettsville, TN 37072

Send Tax Bills to:
Cambridge Mortgage
115B East Main Street
Gallatin, TN 37066

WARRANTY DEED

THIS INDENTURE, made this 31st day of October, 2013 between

Kenneth Lynn Cook and wife, Deborah Vickers Cook

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Dorothy L. Cartwright

of Sumner, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Connell Estates, Section IV, a plat of which is of record in Book 3842, Page 239, R.O.D.C. Said Lot fronts 90.61 feet on the Southwesterly side of Mathes Court and extends back 259.86 feet on the Northerly line and 269.50 feet on the Southerly line to a dead line, which is a broken line, and measures 132.35 feet thereon.

Being the same property conveyed to Kenneth Lynn Cook and wife, Deborah Vickers Cook by Quitclaim Deed dated 8/9/13 from Arthur E. McClellan, Trustee of record in Instrument No. 201308013-0084971, and Deborah Ann Vickers Cook by Affidavit of Inheritance dated 9-16-11 of record in Instrument No. 20110920-0072873, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 508 Mathes Court, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

BILL GARRETT, Davidson County
Trans:T20130093679 DEEDWARR
Recvd: 11/01/13 13:03 2 pgs
Fees:13.00 Taxes:566.10
20131101-0113661

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth Lynn Cook
Kenneth Lynn Cook

Deborah Vickers Cook
Deborah Vickers Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth Lynn Cook and Deborah Vickers Cook, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of October, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $153,000.00.

Deborah V Cook
Affiant

Sworn to and subscribed before me, this 31st day of October, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY