STATE OF TENNESSEE }
COUNTY OF Wilson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13 DAY OF November, 2013.

NOTARY PUBLIC

My Commission expires: JAN 04 2014

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13100031

Address of New Owner
Douglas George Waters and Jacquelyn Ann Waters, husband and wife
397 Dorr Drive
Goodlettsville, TN 37072

Send Tax Bills To:
Same

Tax Information:
018-12-0A-054.00

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David Cook and Hannah Cook, husband and wife,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Jacquelyn Ann Waters, and husband, Douglas George Waters,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Emerald Cove, Section One, of record in Plat Book 6900, page 629-631, amended in Book 9112, page 29, 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 DAVID M. COOK, MARRIED, by deed from THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BEAR STEARNS ALT-A TRUST 2005-4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4, of record in Instrument No. 20120530-0046653, dated May 21, 2012, Register's Office for Davidson County, Tennessee. Being further conveyed to DAVID M. COOK AND HANNAH COOK, HUSBAND AND WIFE, by Quitclaim Deed from DAVID M. COOK, of record in Instrument No. 20120530-0046655, dated May 25, 2012, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
397 Dorr Drive, Goodlettsville, TN 37072
* Note previous deeds incorrectly statate property address as 395 Dorr Dr.

SUBJECT TO THE FOLLOWING:

1. 2013 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 6900, pages 629 - 631 and amended in Book 9112, page 29, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7511, page 581, Register's Office for Davidson County, Tennessee.
4. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7511, page 581, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130098836 DEEDWARR
Recvd: 11/21/13 09:11 2 pgs
Fees:13.00 Taxes:569.80
20131121-0119895

5. Easements set out in Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7511, page 581, Register's Office for Davidson County, Tennessee.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **David Cook and Hannah Cook** has/have caused this instrument to be executed, this the 13th day of November, 2013.

David Cook

Hannah Cook

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **David Cook and Hannah Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 13 day of Nov, 2013

My commission Expires: 9/29/14

NOTARY PUBLIC

BRONER McCOY LEWIS CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC