WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/23/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven D. Cook	PRMI	075-12-OB-068.00
(NAME)	(NAME)	
517 Leslie Ann Court	1480 N. 2200 WEST	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1785	SALT LAKE CITY, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130105444 DEEDWARR
Recvd: 12/18/13 12:45 2 pgs
Fees:13.00 Taxes:643.43
20131218-0127909

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gary Bryant**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Steven D. Cook, a married man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 55 on the Plan of First Revision, Phase Two - Section Three, Brookside Woods, a Planned Unit Development, as shown by plat appearing of record in Instrument 200005120048125, Register's Office for Davidson County, to which plan reference is made for a complete description of said lot.

Being the same property conveyed to Terry A. Anderson and Darlene F. Anderson, husband and wife by Deed from Fox Ridge Homes, Inc., dated 06/23/2000 and filed for record on 06/29/2000 in Instrument 200006290064653, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Bryant by Deed from Terry A. Anderson and Darlene F. Anderson, husband and wife, dated 08/01/2013 and filed for record on 08/01/2013 in Instrument 201308010080357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 9700, Page 350, Book 9700, Page 362, Book 11346, Page 459, Book 11346, Page 460, Instrument 200005120048125; (2) Declaration of Covenants, Conditions and Restrictions for Brookside Woods of record in Book 10444, Page 213, as amended of record in Book 11103, Page 156 and in Book 11453, Page 900; (3) Easement for Sewer and Storm Drainage of record in Book 11256, Page 436 and in Book 11497, Page 577; (4) Utility Easement of record in Book 5609, Page 627; (5) Articles of Incorporation of Brookside Woods Homeowners' Association of record in Book 10451, Page 506; (6) Quitclaim Deed for Common Area of record in Book 11450, Page 112, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 517 Leslie Ann Court, Hermitage, TN 37076-1785

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 my hand this 11th day of December, 2013.

Gary Bryant

State of Tennessee
County of Wilson

Personally appeared before me Gary Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of December, 2013.

Notary Public

My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122