Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13110009

LINDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Gilie Sutherland
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20 DAY OF December, 2013.

Linda C. Osborne
NOTARY PUBLIC

My Commission expires: 10/24/17

Address of New Owner
Justin K. Eaton and
Amanda M. Howard
125 Port Drive
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information:
042-14-0-010.00

BILL GARRETT, Davidson County
Trans:T20130106597 DEEDWARR
Recvd: 12/23/13 14:08 2 pgs
Fees:13.00 Taxes:529.10
20131223-0129445

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 **Grantors,** have bargained and sold, and by these presents do transfer and convey unto **Justin K. Eaton and Amanda M. Howard, both unmarried,** hereinafter called the **Grantees**, 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. 89 on the Plan of Sherry Heights, Section 3, of record in Book 2331, page 126 and 127, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to DAVID COOK AND WIFE, HANNAH COOK, by deed from DRJ HOLDINGS, LLC, of record as Instrument No. 20100816-0064354, dated August 13, 2010, said Register's Office.

This is improved property generally located:
125 Port Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2013 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 2331, pages 126 and 127, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6209, page 377, said Register's Office.

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.

We do covenant with said Grantees that we are 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. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **David Cook and Hannah Cook** have caused this instrument to be executed, this the 12th day of December, 2013.

David Cook

Hannah Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **David Cook,** 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.

This the 12th day of DECEMBER, 2013.

My commission Expires: _____

SHAILESH PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2015

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

This the 12th day of DECEMBER, 2013.

My commission Expires: _____

SHAILESH PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2015

NOTARY PUBLIC