This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Lesa C. Cook
1345 Bell Rd. #334
Antioch, TN 37013

MORTGAGEE:
U.S. Bank, N.A.
3301 Rider Trail South
Earth City, MO 63048

BILL GARRETT, Davidson County
Trans:T20140004414 DEEDWARR
Recvd: 01/21/14 11:39 2 pgs
Fees:13.00 Taxes:443.63
20140121-0005462

SEND TAX BILL TO:
Mortgagee

MAP	**162-12-0**
GROUP	**B**
PARCEL	**026.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terah L. Turner Pring, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Lesa C. Cook, a single woman**, hereinafter called the "GRANTEE", her 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 **Unit 21-D**, on the **Plan of Villas at Belle Parke, Phase I**, a horizontal property regime, of record in Instrument No. 20020913-0111601, and as defined in the Master Deed of record in Instrument No. 20020911-0110959, as amended by Instrument No. 20021025-0130922 and Instrument No. 20030515-0066792, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terah L. Turner, unmarried, by deed dated August 30, 2006, from Matthew C. Lott and wife, Kathryn M. Lott, of record in Instrument No. 20060905-0109333, Register's Office for Davidson County, Tennessee.

Terah L. Turner and Terah L. Turner Pring being one and the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **1345 Bell Road #334, Antioch, Tennessee 37013.**

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, her heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Michael T. Pring, the husband of Terah L. Turner Pring, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS OUR HANDS, this the **17th** day of **January, 2014**.

Terah L. Turner Pring

Michael T. Pring

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terah L. Turner Pring and husband, Michael T. Pring**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of January, 2014.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/19/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $119,900.00

AFFIANT

Subscribed and sworn to before me on this 17th day of January, 2014.

NOTARY PUBLIC

ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-3-15