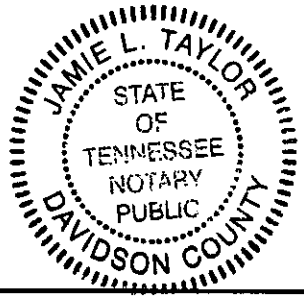
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Linda Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

Jamie L. Taylor
Notary Public

MY COMMISSION EXPIRES: 3-7-2017

(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
Debra B. Vicknair	Cornerstone Home Lending, Inc	086040B11200CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
941 Wonderland Pass	1177 W. Loop South #200	Trans:T20140008245 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 02/05/14 08:33 2 pgs
Hermitage, TN 37076	Houston, TX 77027	Fees:13.00 Taxes:851.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140205-0010047

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, we, **Gail L. Cocke, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Debra B. Vicknair, unmarried**, hereinafter called the GRANTEE(S), their 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. 83, on the plan of Section Four, Sunset Oaks, of record in Plat Book 9700, Page 569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Cocke and wife, Gail L. Cocke by Warranty Deed dated 01/05/1999 from Frank Batson Homes, Inc. of record in Book 11288, Page 990, Register's Office for Davidson County, Tennessee.

The said Charles W. Cocke having since deceased on September 13, 2010 leaving Gail L. Cocke as sole surviving heir.

All matters as set forth per Plat Book 7900, Page 808 and Plat Book 9700, Page 569, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 9082, Page 567, said Register's Office.

Deed of Conveyance of record in Book 11497, Page 589, said Register's Office.

Charter of the Homeowner's Association of record in Instrument 199912070300671, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200905140044347, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 941 Wonderland Pass, Hermitage, TN 37076
(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), their 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), their 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 31st day of January, 2014.

Gail L. Cocke

Gail L. Cocke

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 31st day of January, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

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

RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

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