WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-2014

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

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
Rick Cook	Rick Cook	053-16-O-261.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
157 Powers Road	157 Powers Road	Trans:T20140015395 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 03/06/14 10:52 2 pgs
Oakdale, TN 37829	Oakdale, TN 37829	Fees:13.00 Taxes:462.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140306-0018868

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, **Cynthia Taylor, a married woman and Husband Delroye Stoner, Jr. Delroye Stoner Jr.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rick Cook, 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. 7 on the Final, Section Four, Stone Hedge, of record in Plat Book 9700, page 265, as amended in Book 10159, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cynthia Taylor, unmarried by Warranty Deed dated 07/26/2000 from Robert N. Kennedy and wife, Sherrie A. Kennedy of record in Instrument 200008140080201, Register's Office for Davidson County, Tennessee. **Further conveyed by Quitclaim Deed of record in Instrument No. _____, Davidson County, Tennessee.**
The said Delroye Stoner Jr. joins in this conveyance to waive any and all rights he has in said property.

All matters as set forth per plat of record in Plat Book 9700, Page 265, as amended in Book 10159, Page 42, said Register's Office.

Right of Way Deed for Highway Purposes of record in Book 5269, Page 302, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8883, Page 641 and Book 8883, Page 651, said Register's Office.

Deed of Conveyance of record in Book 10749, Page 262, 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 725 Stone Hedge Drive, Old Hickory, TN 37138

(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 our hands this 27th day of February, 2014.

Cynthia Taylor

Delroye Stoner Jr.

State of Tennessee
County of Wilson

Personally appeared before me Cynthia Taylor and Delroye Stoner Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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