SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140037864 DEEDWARRSP
Recvd: 05/30/14 13:47 2 pgs
Fees:13.00 Taxes:776.63
20140530-0046670

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of May 2014.

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles R. Cook	Guaranty Trust	034070B02900CO
(NAME)	(NAME)	
2529 Val Marie Drive	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Norfolk Homes of Nashville, Inc., a Michigan corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles R. Cook and Elizabeth G. Cook, husband and wife** , 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 all of Lot No. 29, on the plan of Cluster-Lot Subdivision of Enclave At Twin Hills, as shown on plat appearing of record in Instrument 200712210146647 and Instrument 200801170005451, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate and description of said lot.

Being part of the same property conveyed to Norfolk Homes of Nashville, Inc. by Warranty Deed dated 12/27/2012 from Debt Solutions, LLC of record in Instrument 201301170005502, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plats of record in Instrument 200712210146647 and Instrument 200801170005451, said Register's Office.
Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of record in Instrument 200807210074557, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200808210086071, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6861, Page 948, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200601040001185, said Register's Office.
Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument 201202280017172, said Register's Office.

County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 2529 Val Marie Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 21st day of May, 2014.

NORFOLK HOMES OF NASHVILLE, INC.

K. Thomas Sidwell
Authorized Agent

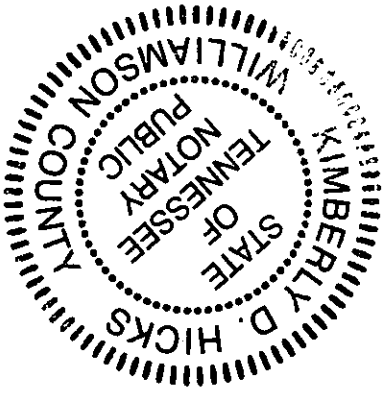
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, K. Thomas Sidwell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Norfolk Homes of Nashville, Inc. and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 21st day of May, 2014.

Kimberly D Hicks

Notary Public
My Commission Expires: 3-25-18



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027