BILL GARRETT, Davidson County
Trans:T20140051571 DEEDWARR
Recvd: 07/17/14 14:54 2 pgs
Fees:13.00 Taxes:851.00
20140717-0063482

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

NOTARY PUBLIC

My commission expires: 3-20-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Rook *et ux* 219 Cumberland Hills Drive Madison, TN 37115	Same address as new owner	026-16-0-025.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ERIC PAUL, UNMARRIED AND CHRISTINE K. PAUL, UNMARRIED**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **PATRICK ROOK AND WIFE, SANDRA ROOK**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 65, PLAN OF SECTION 3, MANSKER MEADOWS, as shown on plat of record in Plat Book 2900, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric Paul, unmarried and Christine K. Paul, unmarried, joint tenants with right of survivorship by Deed from Janet L. Deweese and husband, Michael Deweese, recorded on the 6th day of September, 2013 in Instrument No. 20130906-0094088, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 2900, Page 26; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 219 Cumberland Hills Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 15th day of July, 2014.

ERIC PAUL

Christine K Paul
by Eric Paul attorney in fact

CHRISTINE K. PAUL, by ERIC PAUL, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Eric Paul, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of July, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Julie Garside
Notary Public

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of July, 2014, before me, appeared Eric Paul, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Christine K. Paul, and that said instrument was signed in behalf of the said Christine K. Paul by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Julie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY