8627

WARRANTY DEED

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Returned.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Cooke	Mortgage Investors Group	16201001000
(NAME)	(NAME)	
346 Tusculum Rd.	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Lois P. Hessey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Cooke, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 13 on the Map of Fairlane Park, of record in book 2331, page 108, Register's Office for said County.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS property described in Book 4159, page 722, said Register's Office.

Being part of the same property conveyed to George M. Hessey and wife, Lois P. Hessey, by deed of record in Book 2878, Page 463, Register's Office for Davidson County, Tennessee. George M. Hessey having since died.

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

unimproved ☐

This is improved ☒ property, known as 346 Tusculum Road, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20140061955 DEEDWARR
Recvd: 08/21/14 11:11 2 pgs
Fees:13.00 Taxes:296.00

20140821-0076264

Witness my hand this 15th day of August, 2014.

Lois P. Hessey

Lois P. Hessey

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois P. Hessey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2014.

Commission expires:

Notary Public

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018