BILL GARRETT, Davidson County
Trans:T20140077695 DEEDWARR
Recvd: 10/15/14 11:50 2 pgs
Fees:13.00 Taxes:92.50
20141015-0095213

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joe W. Ragland PO Box 1008 White House, TN 37188	SAME	018070-062.00

THIS INDENTURE, made this 14th day of October, 2014 between

Kenneth Lynn Cook and wife, Deborah Vickers Cook

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Joe W. Ragland

of Robertson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 15 on the Plan of Connell Estates, Section IV, as of record in Book 3842, Page 239, Register's Office for said County, to which reference is hereby made for a more particularly description of said lot.

Being a portion of the same property conveyed to Kenneth Lynn Cook and Deborah Vickers Cook, as tenants by the entireties by Quitclaim Deed from Arthur R. McClellan, Trustee of record in Instrument No. 20130813-0084971, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 0 Mathes Court, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth Lynn Cook **Deborah Vickers Cook**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth Lynn Cook and Deborah Vickers Cook, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 14th day of October, 2014.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $25,000.00.

Affiant

Sworn to and subscribed before me, this 14th day of October, 2014.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY