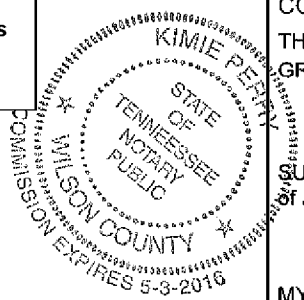
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/15 11:16 3 pgs
Fees:18.00 Taxes:370.00

20150129-0008492



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

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
Travis M. Ware	Travis M. Ware	98-62
(NAME)	(NAME)	
5307 JOHN HAGAR RD	5307 JOHN HAGAR RD	
(ADDRESS)	(ADDRESS)	
MT JULIET, TN 37122	MT JULIET, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Charles H. Cook and wife, Sharon A. Cook, as tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Travis M. Ware, an unmarried man**, 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:

A certain tract or parcel of land in Davidson County, Tennessee described according to an unrecorded boundary survey by John D. McCormick, RLS #674, dated 9-4-07 as follows:

Beginning at an iron rod in the southerly margin of John Hagar Rd., said point being the northwest corner of the Charles Cook, et ux property recorded in Deed Bk. 5890, Pg. 661, and being the northeast corner of the property herein described, thence along a fence line and the westerly line of the Charles Cook, et ux property S. 9 deg. 22' 08" W. a distance of 233.72 ft., thence S. 6 deg 09' 29" W. a distance of 82.97 Ft.; thence S. 9 deg.26' 08" W., a distance of 115.40 Ft. to a corner post, being the northeast corner of the Walter Kirby property, recorded in Deed Bk. 4618, Pg. 589; thence along the northerly line of the Walter Kirby property and fence line N 78 deg. 24' 58" W. a distance of 276.61 Ft.; thence N. 78 deg. 44' 13" W. a distance of 354.46 Ft. to an iron pin in the easterly margin of Earhart Rd.; thence along the easterly margin of Earhart Rd., along a curve to the left with a radius of 972.46 Ft. a distance of 165.84 Ft. to a point; thence N. 9 deg. 02' 41" W. a distance of 45.81 Ft. to the beginning of a small radius curve to John Hagar Rd.; thence along the curve to the right with a radius of 26.59 Ft. a distance of 44.17 Ft. to a point in the southerly margin of John Hagar Rd.; thence along the southerly margin of John Hagar Rd. N. 86 deg. 07' 46" E. a distance of 349.75 Ft. to a point,; thence along a curve to the left with a radius of 3398.79 Ft. a distance of 247.55 Ft. to a point; thence N. 81 deg. 57' 21" E. a distance of 85.30 Ft. to the point of beginning and containing 4.971 acres, more or less

Being the remainder of the land conveyed to Obie Kelley and wife, Myrtle Pauline Kelley by Transfer dated from F. E. Smith, Jr. and wife, Edna Bass Smith of record in Book 1157, Page 533, Register's Office for Davidson County, Tennessee. Obie Kelley Kelley died on 11-16-1959. Pauline Kelley Wells later married Hollis, who died on 9-26-2001. Being the same property conveyed to Charles H. Cook & wf, Sharon A. cook, as tenants by entirety by Warranty Deed dated 09/13/2007 from Pauline Kelley Wells, a single person of record in Instrument 200709140110274, Register's Office for Davidson County, Tennessee. Pauline Kelley Wells retains a life estate in the property.

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 0 John Hagar Road, Mt Juliet, TN 37122
(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 28th day of January, 2015.

Charles H. Cook

Sharon A. Cook by Charles H. Cook her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Cook the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of January, 2015.

Notary Public
My Commission Expires: 5-3-2016

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES 5-3-2016

State of Tennessee
County of Wilson

On this 28th day of January, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Charles H. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Sharon A. Cook, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20150129-0008491, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 5-3-2016

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES 5-3-2016

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

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY