# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-15-917

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Michelle Darden Cook and Grant Cook** | **F&M Bank** | |
| (NAME) **917 Douglas Avenue** | (NAME) **50 Franklin Street** | **072-13-0-255.00** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) **Clarksville, TN 37040** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CORI VALLENTINE, UNMARRIED AND CARLY HOUGH,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHELLE DARDEN COOK AND GRANT COOK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 216 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page (s) 72 and 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cori Vallentine and Carly Vallentine, both unmarried, as tenants in common with the right of survivorship by Warranty deed from Kenny R. Rodgers, unmarried of record in Instrument No. 20130701-0067900 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 01, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 421, Page (s) 72 and 73, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 Douglas Avenue, Nashville, Tennessee 37206**.

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 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 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.

By Chancery Court Order RE: Name Change dated December 29, 2014, Carly Margaret Vallentine (a/k/a Carly Vallentine) is now known as Carly Margaret Hough (a/k/a Carly Hough).

BILL GARRETT, Davidson County
Trans:T20150044220 DEEDWARR
Recvd: 06/05/15 09:01 2 pgs
Fees:13.00 Taxes:887.63
20150605-0052670

Witness my/our hand(s) this the 28th DAY OF MAY, 2015.

Cori Vallentine

Carly Hough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212