WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/15 15:07 3 pgs
Fees:18.00 Taxes:1905.50
20150820-0084194

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Carol M Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2015.

Sasha Knowles
Notary Public

MY COMMISSION EXPIRES: 7/11/17
(AFFIX SEAL)

SASHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY My Commission Expires 07/11/2017

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-2643

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George A. Cook III	First National Bank of Middle Tennessee	13005004100
(NAME)	(NAME)	
103 Jeb Court	1608 Williams Drive, Ste. 301	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Murfreesboro, TN 37129	
(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, **James Patrick Warfield and Catherine Avery Warfield, as tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George A. Cook III and Donna Cook, Husband and Wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "H" on the 2nd Revised Plan, Highlands of Belle Meade No.2, of record in Plat Book 1130, Pages 71 and 72, revising Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Shelton Avery, an unmarried woman by Warranty Deed dated 03/31/2011 from Kenneth M. Bryant, married of record in Instrument 201104040025454, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Patrick Warfield and Catherine Avery Warfield, as tenants by the entirety by Quit Claim Deed dated 08/13/2013 from Catherine Avery Warfield formerly known as Catherine Shelton Avery of record in Instrument 201308190087206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat Book 1130, Page 71, Plat Book 1130, Page 72 and Plat Book 843, Page 18, said Register's Office.

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 115 West Tyne Drive, Nashville, TN 37205
(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 18th day of August, 2015.

James Patrick Warfield

Catherine Avery Warfield

By: James Patrick Warfield, Attorney-in-fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Patrick Warfield, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of August, 2015.

Notary Public
My Commission Expires: 5-6-19

SUSANNA THOMPSON SPEED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

State of Tennessee
County of Davidson

On this 14th day of August, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James Patrick Warfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Catherine Avery Warfield, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20150811-0080404, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 18th day of August, 2015.

Notary Public
My Commission Expires: 5-6-19

SUSANNA THOMPSON SPEED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

True Copy Certification

I, Carol M. Holmes, 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.

Carol M Holmes

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

