WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083955 DEEDWARR
Recvd: 10/02/15 10:29 2 pgs
Fees:13.00 Taxes:1010.10
20151002-0100355

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Jeremy W Kirk
Affiant

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

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 8-14-17

(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
Jeremy W. Kirk	InterLinc Mortgage Services, LLC	086040B11700CO
(NAME)	(NAME)	
921 Wonderland Pass	10613 W Sam Houston Pkwy N, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Houston, TX 77064	
(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, **Brack L. Cocke and Jessica Cocke, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeremy W. Kirk and Brenda Kirk, 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 located in Davidson County, Tennessee, being all of Lot No. 88 on the Plan of , Section Four, Sunset Oaks, of record in Plat Book 9700, Page 569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brack L. Cocke, an unmarried man by Warranty Deed from Rhonda L. Jennings and husband, Ted D. Jennings, dated 03/20/2008 recorded 04/02/2008, of record in Instrument No. 20080402-0033091, in the Register's Office for Davidson County, Tennessee. The said Brack L. Cocke having since married. Jessica Cocke joins in this conveyance to convey any and all rights she may have in this property.

Subject to the following: (1) All matters shown on the plat of record in Plat Book 9700, Page 569; (2) Covenants, conditions, easements and restrictions recorded of record in Book 9082, Page 567, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; (3) Charter of HOA recorded of record in Instrument No. 199912070300671, in the Register's Office for Davidson County, Tennessee.

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 921 Wonderland Pass, Hermitage, TN 37076

(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 September, 2015.

Brack L Cocke by Janet L Curtis, as his Atty-In-Fact

Brack L. Cocke by Janet L. Curtis, as his Attorney-In-Fact

Jessica Cocke by Janet L Curtis, as her Attorney-In-Fact

Jessica Cocke

State of Tennessee
County of Wilson

On this 25th day of September, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janet L. Curtis, 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 Brack L. Cocke and Jessica Cocke, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20151002-0100354, Register's Office of Davidson County, Tennessee.

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

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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