BILL GARRETT, Davidson County
Trans:T20150110516 DEEDWARR
Recvd: 12/31/15 13:39 3 pgs
Fees:18.00 Taxes:555.00
20151231-0131632

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 21 day of December, 2015.

Notary Public

My commission expires: 3-20-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Julianne M. Cuffman	Churchill Mtg	033-08-0-102.00
137 Hardaway Drive	7d Old Hickory Blvd # 400	
Goodlettsville, TN 37072	Brentwood TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Benjamin Wayne Cook, Mary Beth Cook, Benjamin Andrew Cook, Brian Adam Cook and John Patrick Cook, Devisees of The Estate of Becky Cook

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Julianne M. Cuffman, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 354 on the Plan of Gatewood Section 2 of record in Plat Book 3700, Pages 144 and 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 354 fronts 75 feet on the Westerly side of Hardaway Drive and runs back 188.3 feet on the northerly line and 191.8 feet on the southerly line to a dead line in the rear measuring 75.08 feet thereon.

Being the same property conveyed to Rebecca Sue Cook, unmarried by deed from Kenny Raye Vaden and wife, Cornelia K. Vaden of record in Book 10026, Page 34, Register's Office for Davidson County, Tennessee, dated April 12, 1996 and recorded on April 25, 1996.

Further conveyed by Order Admitting Will to Probate for the Purposes of Muniment of Title, of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, regarding the Estate of Becky Cook, Docket No. 15P1904, filed December 3, 2015; and by Last Will and Testament of Becky Cook, property was bequeathed to Benjamin Wayne Cook, Mary Beth Cook, Benjamin Andrew Cook, Brian Adam Cook and John Patrick Cook, of record in Probate Court for Davidson County, Tennessee.

This is improved property known as **137 Hardaway Drive, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 3700, Page (s) 144 and 145, Restrictive Covenants of record in Book 4179, Page 488, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of December, 2015.

The Estate of Becky Cook

Benjamin Wayne Cook

Benjamin Wayne Cook, Devisee

Benjamin Andrew Cook by Benjamin Wayne Cook AIF

Benjamin Andrew Cook, Devisee by Benjamin Wayne Cook, his Attorney in Fact

Mary Beth Cook

Mary Beth Cook, Devisee

Brian Adam Cook by Benjamin Wayne Cook AIF

Brian Adam Cook, Devisee by Benjamin Wayne Cook, his Attorney in Fact

John Patrick Cook

John Patrick Cook, Devisee

The signature of Benjamin Andrew Cook is signed by his duly appointed Attorney-in-fact Benjamin Wayne Cook, pursuant to the Power of Attorney recorded in Ins #20151231-0131630, said Register's Office.

The signature of Brian Adam Cook is signed by hi duly appointed Attorney-in-fact Benjamin Wayne Cook, pursuant to the Power of Attorney recorded in Ins #20151231-0131631, said Register's Office.

STATE OF FLORIDA
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Benjamin Wayne Cook, Mary Beth Cook and John Patrick Cook, Devisees of The Estate of Becky Cook, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of December, 2015.

Lora D'A
Notary Public
My Commission Expires: March 8 2016

LORA D'ANDRIA
Notary Public, State of Florida
My Comm. Expires Mar. 08, 2016
No. EE 159854

STATE OF FLORIDA
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Benjamin Wayne Cook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above and who further acknowledged that he is the Attorney in Fact for both Benjamin Andrew Cook and Brian Adam Cook, Devisees of The Estate of Becky Cook and that he is authorized by Benjamin Andrew Cook and Brian Adam Cook, Devisees of The Estate of Becky Cook, to execute this instrument on their behalf.

Witness my hand and official seal this 21 day of December, 2015.

Lora D'A
Notary Public
My Commission Expires: March 8 2016

LORA D'ANDRIA
Notary Public, State of Florida
My Comm. Expires Mar. 08, 2016
No. EE 159854

SolomonParks File No. 150418
8119 Isabella Lane, Ste 104
Brentwood, TN 37027