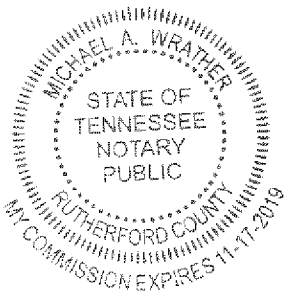
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Kathleen A Ernst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/17/19

(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
Kathleen A. Ernst	Firstbank	110-OO-O-014.00
(NAME)	(NAME)	
1751 Stewarts Ferry Pike	885 Conference Dr, Ste 100	Davidson County DEEDWARR Recvd: 08/02/16 12:16 4 pgs Fees:23.00 Taxes:1664.63 **20160802-0079685**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville, TN 37072	
(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, **Kenneth Clark Cook and Wife, Kathy Cook**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kathleen A. Ernst, single woman and Greg Kirby, a single man, tenants in common with rights of survivorship**, 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:

Being a tract of land lying in the 12 Councilmanic District of Nashville, Davidson County, the Tract also being noted as parcel 14 on County Tax Map 110 as of record in Will Book 72, Page 301, Register's Office, Davidson County, Tennessee and being more particularly described as follows by a survey prepared by Michael R. Williams R E. S., TENN. #1906 prepared on March 22, 2004.
Beginning at an iron pin set, the said pin being in the northerly right of way of Stewarts Ferry Pike, the said pin being located approximately 1335 feet southeasterly from the intersection of Stewarts Ferry Pike and Smotherman Lane, the pin also being the southeasterly corner of the Barbara L. Webb property as of record in Instrument No. 20030508-0061648, R. O. D. C., TN. And the southwesterly corner of the property described herein;

Thence, with the Webb property, the following bearings and distances:

Thence, North 26 Deg 47 Min 04 Sec East, 255.20 feet to an iron pin new; thence, North 22 Deg 58 Min 08 Sec East, 184.64 feet to an iron pin new; thence, North 21 Deg 04 Min 30 Sec East, 61.37 feet to an iron pin new; thence, North 56 Deg 04 Min 24 Sec West, 130.00 feet to an iron pin new, the said pin being in a fence line, the fence line being the easterly line of the Roberts Chandley property, as of record in Book 2196, Page 97, R. O. D. C, TN.

Thence, with the Chandley property, North 21 Deg 04 Min 30 East, 262.06 Feet to a fence post old located at a fence intersection situated in the southerly line of the Jeffrey T. Shrum property, as of record in Book 9663, Page 67, R.O.D.C., TN.;

Thence, with the Shrum property, South 85 Deg 18 Min 48 Sec East, 698.35 feet to a concrete monument old

(Corps of Engineers Marker), the said monument being the southeast corner of the Rodney Butts property, as of record in Book 10876, Page 338, R.O.D.C., TN. And being the northwest corner of the Corps of Engineers property;

Thence, with the Corps of Engineers property, the following bearings and distances:

Thence, South 50 Deg 28 Min 15 Sec West, 439.41 feet to a iron pin old (Corps of Engineers); thence, South 20 Deg 44 Min 00 Sec West, passing a concrete monument old (Corps of Engineers Market) at a distance of 713.81 feet, for a total distance of 719.81 feet to an iron pin new located in the northerly right of way of Stewarts Ferry Pike.

Thence, with the said right of way with a curve to the left, the said curve having a radius of 1301.66 feet, a delta angle of 12 Deg 26 Min 20 Sec, a chord bearing of North 49 Deg 51 Min 14 Sec West, a chord distance of 282.03, for an ARC length of 282.59 to an iron pin new;

Thence, North 56 Deg. 04 Min 24 Sec West, 99.27 feet to the point of beginning.

Containing 383,308 Square Feet or 8.800 acres, more or less.

Being the same property conveyed to Kenneth Clark Cook and wife, Kathy Cook by Quitclaim Deed from Kenneth Clark Cook and wife, Kathy Cook, dated August 26, 2008, recorded August 29, 2008 of record in Instrument No. 20080829-0088820, 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 1751 Stewarts Ferry Pike, 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 29th day of July, 2016.

Kenneth Clark Cook

Kenneth Clark Cook

Kathy Cook

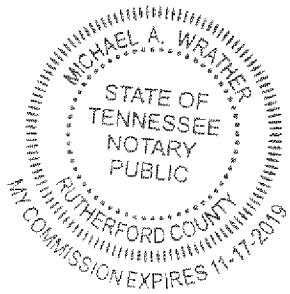
Kathy Cook

State of Tennessee
County of Wilson

Personally appeared before me Kenneth Clark Cook and Kathy Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Notary Public _____
My Commission Expires: 11/17/19



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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons 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.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

