BILL GARRETT, Davidson County
Trans:T20160104029 DEEDWARR
Recvd: 11/28/16 08:43 2 pgs
Fees:13.00 Taxes:1480.00
20161128-0124106

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 3/20/18

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick W. Rook and Sandra L. Rook, husband and wife	New Owner (NAME)	
5430 Brickchurch Pk (ADDRESS)	(ADDRESS)	018-00-0-075.00
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Donald Wayne Tyree and wife, Kathy Denise Tyree, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick W. Rook and Sandra L. Rook, husband and wife, hereinafter called the Grantees, 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 DESCRIBED AS FOLLOWS.

BEGINNING IN THE NORTH MARGIN OF BRICK CHURCH PIKE AT THE SOUTHEAST CORNER OF SAID TRACT, BEING THE SOUTHWEST CORNER OF TRACT NO. 2 HERETOFORE CONVEYED TO JAMES V. LACKEY, ET UX, JOYCE B. LACKEY, BY DEED OF RECORD IN BOOK 4856, PAGE 712, SAID REGISTER'S OFFICE; THENCE ALONG THE NORTH MARGIN OF BRICK CHURCH PIKE NORTH 85 DEGREES 51' WEST 133.0 FEET TO A POINT; THENCE NORTH 82 DEGREES 28' WEST 42.0 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 4 DEGREES 19' EAST 719.06 FEET TO A POINT; THENCE SOUTH 85 DEGREES 34' EAST 180.06 FEET TO A POINT; THENCE SOUTH 4 DEGREES 00' WEST 719.97 FEET TO A POINT OF BEGINNING, CONTAINING 3.0 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DONALD WAYNE TYREE AND KATHY DENISE TYREE BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE OF CSFB ABS SERIES 2002-HE16 OF RECORD IN INSTRUMENT NO. 20040414-0041669 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND RE-RECORDED BY INSTRUMENT NO. 20040430-0049073, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5430 Brick Church Pike, Goodlettsville, TN 37072-9016
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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

6590

WARRANTY DEED

(Continued)

forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand(s) this 23rd day of November, 2016.

Donald Wayne Tyree

Kathy Denise Tyree

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Wayne Tyree and wife, Kathy Denise Tyree, the herein bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of November, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072