WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160107861 DEEDWARR
Recvd: 12/08/16 09:07 2 pgs
Fees:13.00 Taxes:436.60
20161208-0128808

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$118,000.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2016.

Notary Public

My commission expires: 1/23/18
(AFFIX SEAL)

CRYSTAL JOHNSTONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Heather Hawkins	New Owner	**Map 150 03 0 Parcel 145.00**
3606 Victoria Station Ct.	"	
Antioch, TN 37013	"	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shelley Johnson McLendon, now known as Shelley L. Coole, as a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Hawkins, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 41-A on the Plan of Zone Lot Division of Lots 38-42, Chelsea of Priest Lake, Section One-A, of record in Plat Book 5200, Page 696, as amended in Plat Book 6250, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Shelley Johnson McLendon, a married person, by Deed dated May 20, 1996 from Gary D. Cook and wife, Lisa A. Cook, of record in Book 10059, Page 53, Register's Office for Davidson County, Tennessee. Shelley Johnson McLendon has since divorced and is now known as Shelley L. Coole. The said Shelley Johnson McLendon a/k/a Shelley L. Coole having quitclaimed to Shelley L. Coole, as a single woman, of record in Instrument No. 20070327-0036470, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **3606 Victoria Station Ct., Antioch, TN 37013**

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 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 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 **6th** day of **December, 2016.**

Shelley Johnson McLendon, nka Shelley L. Coole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shelley Johnson McLendon, nka Shelley L. Coole,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **December, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17