WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006055 DEEDWARR
Recvd: 01/23/17 08:50 2 pgs
Fees:13.00 Taxes:695.60

20170123-0006815

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: March 13, 2019

(AFFIX SEAL)

KRISTIN L. BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF BEDFORD

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Casey M. Cook Melissa G. Cook	Same	095050063.00
(NAME)	(NAME)	
237 Wilowen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carl E. Hunt, and wife and Betty Jean Hunt,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Casey M. Cook and Melissa G. Cook, husband and wife,** 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:

Being Lot No. 82 on the Plan of Creekside Heights, as of record in Book 2663, page 114 and 115 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carl E. Hunt and wife, Betty J. Hunt by Deed dated August 2, 1977 from William H. Bernal and wife, Phyllis Elaine Bernal of record in Deed Book 5178, Page 363 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 237 Wilowen Drive, Nashville, TN 37210
(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 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 hands this 13th day of January, 2017.

Carl E. Hunt

Betty Jean Hunt

State of Tennessee
County of Rutherford

Personally appeared before me Carl E. Hunt and Betty Jean Hunt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of January, 2017.

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

Notary Public Kristin L. Brown
My Commission Expires: March 13, 2019

File No.: 21662