P17-8450-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P17-8450-BW	COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00. Kelly Posey Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 2017 Notary Public MY COMMISSION EXPIRES: 7-6-2020 (AFFIX SEAL)

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20170049903 DEEDWARR
Recvd: 06/12/17 12:34 2 pgs
Fees:13.00 Taxes:721.50
20170612-0058639

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Toomey	New Owner	
2620 Ravine Drive		149-04-0-191.00
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patricia Ruth Cooke, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Toomey and Molly Toomey, 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:

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Section IX, Edge-O-Lake Estates of record in Plat Book 3700, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph H. Reynolds et ux Patricia Reynolds by Warranty deed from Edward Wayne Bolyard et ux Patricia E. Bolyard of record in Book 5140, page 169, Register's Office for Davidson County, Tennessee, dated April 25, 1977 and recorded on April 26, 1977.

Being the same property conveyed to Patricia Reynolds by Quitclaim deed from Joseph H. Reynolds of record in Book 6341, page 716, Register's Office for Davidson County, Tennessee, dated July 02, 1984 and recorded on July 19, 1984.

Being the same property conveyed to Richard A. Northcutt, Trustee by Quitclaim Deed from Patricia Cooke, f/k/a Patricia Reynolds of record in Book 11459, page 175, Register's Office for Davidson County, Tennessee, dated April 23, 1999 and recorded on May 03, 1999 and within the same deed the said Richard A. Northcutt, Trustee conveyed his interest in the subject property to Patricia Cooke and husband, Eddie Cooke.

Being the same property conveyed to Patricia Ruth Cooke by Quitclaim deed from Eddie Buford Cooke, Jr. of record in Instrument No. 20071101-0128659 Register's Office for Davidson County, Tennessee, dated October 11, 2007 and recorded on November 01, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2620 Ravine Drive, Nashville, TN 37217.**

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 hand this the 9th day of June, 2017.

Patricia Ruth Cooke

Patricia Ruth Cooke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Ruth Cooke** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of June, 2017.

My Commission expires: 1/3/20

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public