Davidson County	DEEDWARR
Recvd: 07/03/17 15:27	3 pgs
Fees:18.00 Taxes:450.29	
20170703-0067014	

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $121,700.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2017.

Notary Public
My commission expires: 11/03/2020

04-1706-56483

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Daryl DeWees	First Commuity Mortgage, Inc.	136-10-0-B-048.00 CO
3538 Seneca Forrest Drive	262 Robert Rose Drive, Ste. 201	
Nashville TN 37217	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry Cook, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Daryl DeWees, a single man**, hereinafter called the Grantees, their successors 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 Unit No. 39-A on Lot 39, on the Plan of A Revision of Lots 21-32, 39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest, as established by the Master Deed for Priest Lake Forest Condominiums of record in Book 5931, Page 645; as amended in Book 6145, Page 435; Book 6199, Page 270; and Instrument No. 20090602-0050792, and as shown on the plan of record in Book 6250, Page 49, which is a revision of Book 5200, Page 626, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry Cook, a married woman by deed from The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2, dated November 16, 2009, recorded December 10, 2009, of record in Instrument No. 20091210-0112960, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry Cook, a single woman by Quitclaim Deed from Stephen Eugene Cook, dated June 17, 2014, recorded July 18, 2014, of record in Instrument No. 20140718-0063828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3538 Seneca Forrest 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 30th day of June, 2017.

Terry Cook

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terry Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 30th day of June, 2017.

Notary Public
State of Tennessee at Large

TONIJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY