RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38542

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176620

BILL GARRETT, Davidson County
Trans:T20170065298 DEEDWARR
Recvd: 07/31/17 10:33 2 pgs
Fees:13.00 Taxes:1463.35
20170731-0077209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $395,500.00

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2017.

Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyron McSwain 3452 Wynfall Ln Nashville, TN 37211	New Owner	180-04-0B-095.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joseph A. Cook III and Kathryn J. Cook, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tyron McSwain, a single person**, 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. 153 on the Final Plat of Revision One, Brookview Forest, Phase III, of record in Instrument No. 20051025-0128969, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Joseph A. Cook, III and Kathryn J. Cook by Warranty Deed from William T. Wilford, recorded on the 6th day of August, 2013 in Instrument No. 20130806-0082059, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 3452 Wynfall Ln., Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2017.

Joseph A. Cook III

Kathryn J. Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joseph A. Cook III and Kathryn J. Cook husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of July, 2017.

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020