Bill Garrett Davidson County
Batch# 9024 DEEDWARR
10/05/2017 02:38:45 PM 2 pgs
Fees: $13.00 Taxes: $465.83
20171005-0102544

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170452

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00. Emily Jones AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2017. NOTARY PUBLIC My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Cook and Rebecca Cook 2007 Tidewater Lane Madison, MS 39110	Same address as new owner	075 15 0 035.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand Nine Hundred and 00/100 Dollars ($125,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOTT BAKER, MARRIED, AND BEN WILSON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS COOK AND REBECCA COOK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Wilson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32B on the Plan of Zone Lot Division Lots 29, 30, 32 and 34 Meadows of Tulip Grove Section Two of record in Plat Book 6900, page 127, 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 Scott Baker, a married man and Ben Wilson, a married man, by Warranty Deed from Mike Mekhail, a married man, dated 8/30/2017, recorded 9/5/2017, of record in Instrument #20170905-0090755, in the Register's Office for Wilson County, Tennessee. Being part of the same property previously conveyed to Mike Mekhail, by deed dated 8/7/2015, of record in Instrument #20150811-0080297, said Register's Office.

The address of the herein described property is believed to be 831 Netherlands Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any

discrepancy, the legal description herein shall control.

Said property was never occupied as Grantors' primary marital residence.

This conveyance is made subject to all matters as shown of record in the Register's Office for Wilson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of September, 2017.

SCOTT BAKER

BEN WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Scott Baker and Ben Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of September, 2017.

Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-4-18

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY