Bill Garrett Davidson County
Batch# 57223 DEEDWARR
02/09/2018 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $229.40
20180209-0013216

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of February, 2018.

Notary Public
My commission expires: 3/8/21

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SETH A. DE... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-1801-38720

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Cecil Cook **3569 Carothers Pkwy** **Franklin, TN 37067**	Cecil Cook **3569 Carothers Pkwy** **Franklin, TN 37067**	052-16-0-A-040.00

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, **Morgan Mobley-Thornhill and husband, Michael Eric Thornhill**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cecil Cook, a married 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 Apartment Unit No. E-40, of Neely's Bend Condominium created under Title 64, Sections 2701 et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete description of such Unit.

Being the same property conveyed to Summerfield Mobley and wife, Donna Mobley by deed from Steven R. Cohan and Carol Ann Cohan, husband and wife, dated January 31, 1995, recorded February 6, 1995, of record in Book 9589, Page 464, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Morgan Mobley-Thornhill and husband, Michael Eric Thornhill by Quitclaim Deed from Summerfield Mobley and Donna Mobley, dated August 15, 2017, recorded August 17, 2017, of record in Instrument No. 20170817-0084520, 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 1301 Neely's Bend, Unit E-40, Madison, TN 37115.

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 5th day of February, 2018.

Morgan Mobley-Thornhill

Michael Eric Thornhill

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Morgan Mobley-Thornhill and Michael Eric Thornhill**, 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 Nashville, TN, this 5th day of February, 2018.

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission expires:

MY COMMISSION EXPIRES:
DECEMBER 20, 2020

True Copy Certification

I, Julie Dyess, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess 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: 5-15-2021

{Notary Seal}

