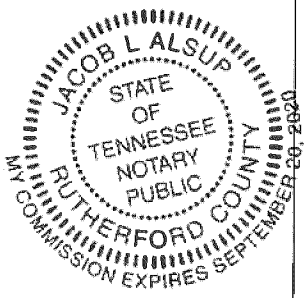
Bill Garrett Davidson County
Batch# 57899 DEEDWARR
02/12/2018 12:52:30 PM 2 pgs
Fees: $13.00 Taxes: $821.40
20180212-0013850

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Robert n. Stokes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH day of February, 2018,

Notary Public

MY COMMISSION EXPIRES: 9-20-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Stokes and Tammi Stokes	Robert Stokes and Tammi Stokes	176 01 0 029.00
(NAME)	(NAME)	
3800 Round Rock Drive	3800 Round Rock Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Two Thousand And No/100 Dollars ($222,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Balogun Cobb and wife, Melvenia Cobb**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Stokes and Tammi Stokes, 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 Number 115 on the Plan of Final Plat, Hickory Woods, Section A, of record in Plat Book 6900 at Page 511, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Balogun Cobb and wife, Melvenia Cobb by Warranty Deed from Leroy W. Barriage and wife, Betty Barriage dated September 27, 2001 and recorded October 09, 2001 as Instrument No. 20011009-0109709, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3800 Round Rock Drive, Antioch, TN 37013

File Number: MFR-180668FC

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, has 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 our hands this 9th day of February, 2018

Balogun Cobb

Melvenia Cobb

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Balogun Cobb and wife, Melvenia Cobb**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 2/6/19

Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-06-2019