Pd to:

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00 Melanie Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of March, 2018 Judy Painter Rose
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-21-2018
(AFFIX SEAL)

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

#1563

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Cook and Lauren E. Cook 1008 Nighthawk Ln Mt. Juliet, TN 37122	Stockton Mtg Co. 88 C Michael Davenport Blvd Frankfort, KY 40601	026.15-0-013.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Julio Molina and his wife, Teresa Ortega

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John D. Cook and Lauren E. Cook, 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 56 as shown on the map entitled Section One, North Hill Estates, of record in Book 3300, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julio Molina and his wife, Teresa Ortega by Warranty Deed from Penny D. Claunch and her husband, Thomas R. Claunch, dated September 01, 2017, of record in Instrument Number 20170907-0092157, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3300, Page 18, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3279, Page 97, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement for Sanitary Sewer and/or Storm Drainage in Book 6813, Page 521, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **204 Northside Drive, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

Bill Garrett Davidson County
Batch# 68856 DEEDWARR
03/14/2018 08:34:04 AM 2 pgs
Fees: $13.00 Taxes: $1,235.80
20180314-0023896

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. 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 hand(s) this 12 day of March, 2018.

Julio Molina

Teresa Ortega

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Julio Molina and Teresa Ortega, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

~~PLEASE RETURN TO:~~
STATE ~~TITLE~~, INC.
~~4334~~ Lebanon Road
Hermitage, ~~TN 37076~~