WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Bill Garrett Davidson County
Batch# 87123 DEEDWARR
05/01/2018 12:37:45 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20180501-0041121

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brandi Tuck McEntyre and Brandon Lynn McEntyre	Castle & Cooke Mortgage, LLC	3-36
(NAME)	(NAME)	
2495 Tinnin Rd.	13751 South Wadsworth Park Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Draper, UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180997

For and 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, I/we, Melissa D. Cobb , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Brandi Tuck McEntyre and Brandon Lynn McEntyre, wife and husband, as joint tenants with right of survivorship, 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. :

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron pin set in the southwesterly margin of Tinnon Road 25 feet from the center line of said Road, corner to Burl Smiley, and being the most northwest corner of this tract; thence with the margin of said Road, South 40 deg. 35 min. 58 sec. East 300.00 feet, to an iron pin set, in the margin of said Road, corner to Tract 1 this survey; thence leaving said Road and with the line of Tract 1, South 50 deg. 07 min. 45 sec. West 908.77 feet, to an iron pin set, at the top of a ridge, corner to Tract 1 and being in the line of Zachari S. Parrish; thence with the line of said Parrish North 41 deg. 38 min. 42 sec. West 191.42 feet, to an existing iron pin, by an iron post, corner to said Parrish; thence continuing with the line of said Parrish, North 45 deg. 52 min. 27 sec. West 83.33 feet, to a nail set, in the South side of a 24 inch maple tree, corner to said Parrish and the line of Ethel Adamson; thence with the line of said Adamson, North 41 deg. 58 min. 07 sec. East 491.09 feet, to an existing iron pipe, in the line of said Adamson, corner to said Burl Smiley; thence with the line of said Smiley, South 40 deg. 36 min. 14 sec. East 99.90 feet, to an existing iron pipe; thence continuing with the line of said Smiley, North 42 deg. 45 min. 11 sec. East 435.81 feet, to the **BEGINNING**, containing 6.11 acres, more or less, and also known as Tract 2, according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor, License No. 924, P.O. Box 170 White House, Tennessee 37188, dated August 6, 1990.

Being the same property conveyed to Jack Neal Cobb and Wife, Melissa D. Cobb by Quitclaim Deed from Fred J. Cobb, dated April 30, 1999 and filed of record in Book 11479, Page 421, Register's Office for Davidson County, Tennessee. Jack Neal Cobb and Melissa D. Cobb are now divorced. The said Jack Neal Cobb and Melissa D. Cobb conveyed this property, by Quitclaim Deed to Melissa D. Cobb, dated April 28, 2014 and filed of record in Instrument No. 20140520-0043300, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2495 Tinnin Rd., Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of April, 2018

Melissa D. Cobb

Melissa D. Cobb

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melissa D. Cobb, the within named 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, at office, this 30th of April, 2018.

Notary Public
My Commission Expires: 8/13/18

