Bill Garrett Davidson County
Batch# 109891 DEEDWARR
06/28/2018 12:03:28 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20180628-0062521

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2018.

Notary Public
MY COMMISSION EXPIRES: 9.20.20
File No. G18-2226D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terrence H. Cooksey, Sr. (NAME)	New Owner (NAME)	025-08-0-072.00
216 Shevel Drive (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ruth Hall Burton, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrence H. Cooksey, Sr.,** married, 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 No. 5 on the plan of RANCHWOOD ESTATES, SECTION I, as shown by plat of record in Plat Book 2900, Page 125, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Glen H. Burton and wife, Ruth Hall Burton from Mack Richmond and wife, Katherine Richmond, by Warranty Deed dated November 25, 1961, in Book 3312, Page 437, in the Register's Office for Davidson County, Tennessee. The said Glen H. Burton, having since died on February 21, 2005, leaving said property vested in Ruth Hall Burton, as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 125, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Ruth Hall Burton is signed by her duly appointed Attorney-in-fact Steven H. Burton, pursuant to the Power of Attorney recorded in Instrument # 20180628-0062520, said Register's Office.

This is improved property, known as 216 Shevel Drive, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 21st day of June, 2018.

RUTH HALL BURTON

By: _____
Steven H. Burton, Attorney in Fact
Attorney in Fact

June 21, 2018
Date

STATE OF ~~Tennessee~~ GEORGIA

COUNTY OF ~~Davidson~~ Cobb }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steven H. Burton, Attorney in Fact for Ruth Hall Burton, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney in Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of June, 2018.

My Commission Expires: 3-19-2021

_____
Notary Public

DONNA BARRETT
NOTARY PUBLIC
Bartow County
State of Georgia
My Comm. Expires March 19, 2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066