Bill Garrett Davidson County
Batch# 112384 DEEDWARR
07/03/2018 01:41:33 PM 2 pgs
Fees: $13.00 Taxes: $1,343.10
20180703-0064571

WARRANTY DEED

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF JUNE, 2018

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Terry Cook and Joan S. Cook		187 09 0A 184.00
(NAME)	(NAME)	
4134 Alva Lane	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty-Three Thousand And No/100 Dollars ($363,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Roy W. Benefield and Noamia J. Benefield, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Terry Cook and Joan S. 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 No. 184, as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Roy W. Benefield, and Noamia J. Benefield, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated November 13, 2015 and recorded November 16, 2015 as Instrument No. 201511160116070, 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.

This is improved property, known as 4134 Alva Lane, Nolensville, TN 37135

File Number: FRN-184630SSO

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 29th day of June, 2018.

Roy W. Benefield

Noamia J. Benefield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roy W. Benefield and Noamia J. Benefield, with whom I am personally acquainted or proved to me on the basis of staisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of June, 2018.

Notary Public

My Commission Expires:

File Number: FRN-184630SSO