Bill Garrett Davidson County
Batch# 131921 DEEDWARR
08/22/2018 09:23:05 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180822-0083173

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro, TN 37130
18-0250M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2018

Notary Public
Commission Expires: 01-28-2020

DESIREE REZA NOTARY PUBLIC STATE OF TEXAS ID #130516002 EXPIRES 01-28-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth L Cooksey 216 Shevel Drive Goodlettsville, TN 37072	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	025-08-0-072.00

WARRANTY DEED

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, I,

Terrence H Cooksey, Sr., married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth L Cooksey and Stephen G Cooksey, wife and husband

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 Section One, Ranchwood Estates, City of Goodlettsville, of record in Plat Book 2900, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Terrence H. Cooksey, Sr., married, by Warranty Deed from Ruth Hall Burton, unmarried, dated 6/21/18 and recorded 6/28/18 in Instrument No. 20180628-0062521, in the Register's Office of Davidson County, Tennessee.

PRIOR OWNER CHAIN OF TITLE:

BEING the same property previously conveyed to Glen H. Burton and wife, Ruth Hall Burton, by Warranty Deed from Mack Richmond and wife, Katherine Richmond, dated 11/28/1961 and recorded 12/4/1961 in Book 3312, Page 437, in the Register's Office of Davidson County, Tennessee. The said Glen H. Burton having since died on February 21, 2005, leaving said property vested in Ruth Hall Burton, as surviving tenant by the entirety.

Subject property is investment property, it is not the principal or marital residence of the grantor, grantor's spouse, or dependants by statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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 so 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 uses, the singular number shall include the plural, the plural the singular. and the use of any gender shall be applicable to all genders.

Dated this the 15th day of August, 2018.

Terrence H Cooksey, Sr.

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Terrence H Cooksey, Sr.

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at (City) McKinney, Texas this 15th day of August. 2018.

Notary Public
My Commission Expires: 01-28-2020

(Notary Seal)