Karen Y Johnson Davidson County
Batch# 140145 DEEDWARR
09/12/2018 10:09:51 AM 2 pgs
Fees: $13.00 Taxes: $374.44
20180912-0090424

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amanda Dean, Trustee of The 712 N Dickerson Pike Trust PO Box 160071 Nashville, TN 37216	Amanda Dean, Trustee of The 712 N Dickerson Pike Trust PO Box 160071 Nashville, TN 37216	025120-024.00

THIS INDENTURE, made this 6th day of September, 2018 between

Kenneth Lynn Cook and wife, Deborah Vickers Cook

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Amanda Dean, Trustee of The 712 N Dickerson Pike Trust

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 of Clark Place, Section 2, of record in Book 2093, Page 64, Register's Office for Davidson County, Tennessee. Lot No. 12 fronts 106.0 feet on the southeasterly margin of Dickerson Road and extends back between parallel lines 260.0 feet to a dead line in the rear on which it measures 106.0 feet.

Being the same property conveyed to Kenneth Lynn Cook and wife, Deborah Vickers Cook by Quitclaim Deed dated 8/9/13 from Arthur E. McClellan, Trustee of record in Instrument No. 20130813-0084971 and by Warranty Deed dated 4/24/02 from Ricky D. Head and wife, Karen K. Head of record in Instrument No. 20020429-0052463, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 712 N Dickerson Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth Lynn Cook

Kenneth Lynn Cook

Deborah Vickers Cook

Deborah Vickers Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth Lynn Cook and Deborah Vickers Cook, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6th day of September, 2018.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $101,200.00.

Kenneth Lynn Cook

Affiant

Sworn to and subscribed before me, this 6th day of September, 2018.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County