Karen Y Johnson Davidson County
Batch# 150548 DEEDWARR
10/10/2018 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20181010-0100610

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1548TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of October, 2018.

Notary Public

Commission Expiration:

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jason John Cook and Laura Grooms Cook 2328 Tally Green Ct Nashville, TN 37214	SAME AS NEW OWNER.	073 15 0 030.00

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, WE, **Ronald A. Gilmore and Opal L. Gilmore, a married couple,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason John Cook and Laura Grooms 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:

Property known as 2328 Tally Green Ct Nashville, TN 37214, County of Davidson to wit:

Being Lot Number 7B, Zone Lot Division of Lots 2, 3, 6 & 7, Tally Green, of record in Plat Book 6250, Page 954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald A. Gilmore and wife, Opal L. Gilmore by deed from Jack Kemp, Secretary of Housing and Urban Development, dated 11/26/1990 filed and recorded 11/30/2011 of record in Book 8246, Page 290, said Register's Office.

Tax Map and Parcel ID is as follows 073 15 0 030.00

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.

This is improved property known as: 2328 Tally Green Ct, Nashville, TN 37214

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. 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 my hand this 3rd day of October, 2018.

Ronald A. Gilmore

Opal L. Gilmore

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~DAVIDSON~~ Hartford

On this 3rd day of October, 2018, before me personally appeared **Ronald A. Gilmore and Opal L. Gilmore**, **a married couple** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of October, 2018.

Notary Public Sabrina Sehl

Commission Expiration: 10/31/21

SABRINA SEHL
NOTARY PUBLIC
My Commission Expires Oct 31, 2021
CONNECTICUT

LTE File No.: 18-1548TN

True Copy Certification

I, **Chasity Petty**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

