WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154729 DEEDWARR
10/29/2018 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20181029-0106813

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor G. McRae	Citizens Bank, N.A.	074-08-0-209.00
(NAME)	(NAME)	
7029 Bonnamere Drive	One Citizens Plaza	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Providence, RI 02903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Zylpha D. Cook, an unmarried woman hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Taylor G. McRae and Bethany McRae , husband and wife, hereinafter called the GRANTEE(S), their 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. 1034 on the Plan of Hermitage Hills Subdivision, Section 10 of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 1034 fronts 85.0 feet on the westerly line and extends back 160.34 feet on the northerly line and 150.0 feet on the southerly line to a dead line in the rear measuring 85.53 feet thereon.

Being the same property conveyed to Robert M. Cook and wife, Zylpha D. Cook by Warranty Deed from Johnson Homes, Inc dated August 31, 1965 and recorded September 13, 1965 of record in Book 3934, Page 288, Register's Office for Davidson County, Tennessee.

The said Robert M. Cook died on 10/29/2000, leaving the said Zylpha D. Cook the sole surviving tenant by the entirety.

All matters shown on the plat of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee.

The said Zypha D. Cook and Zylpha I. Cook is one in the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7029 Bonnamere Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 23rd day of October, 2018.

By: Zylpha D Cook by Kitty Dorris her atty in fact Date: 10-23-18

Zylpha D. Cook by Kitty Dorris her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kitty Dorris, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20181010-0100482, the Attorney-in-Fact for Zylpha D. Cook (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this 23rd day of October, 2018.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201810290106813

True Copy Certification

I, Alyssa Rayne, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

