WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170817 DEEDWARR
12/05/2018 02:32:13 PM 2 pgs
Fees: $13.00 Taxes: $869.13

20181205-0118701

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$234,900.00**

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2018.

Notary Public

My commission expires: _____
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zachary H. Hipkens **Elizabeth Clayton Fuller**	Franklin Synergy Bank	**Map 101-00-0 Parcel 088.00**
6808 Gower Road	722 Columbia Ave.	
Nashville, TN 37209	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rose M. Brannen, now known as Rose M. Cook, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary H. Hipkens and Elizabeth Clayton Fuller, 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 the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the westerly margin of Gower Road located approximately 700.0 feet from Hickory Trail Drive and being the northeast corner of Alvin Buck property as recorded in Book 4858, Page 732, R.O.D.C., Tennessee; thence North 66 deg. 02 min. West 221.84 feet to an iron pin in a fence row; thence North 06 deg. 44 min. East 78.92 feet to a 14-inch hackberry in a fence row; thence North 27 deg. 59 min. East 63.86 feet to a corner post in the fence; thence along the said fence, South 83 deg. 58 min. East 226.92 feet to a stake in the fence row in the westerly margin of Gower Road; thence along the margin of said road having a curve-chord South 17 deg. 11 min. West 210.38 feet to the point of beginning, containing .91 acres, more or less, according to a survey of Gregory Underwood dated September 10, 1984.

Being the same property conveyed to Rose M. Brannen, an unmarried individual, by Deed dated June 19, 2015 from Alicia Heyman, an unmarried woman, of record in Instrument No. 20150623-0059808, Register's Office for Davidson County, Tennessee. Rose M. Brannen has since married and is now known as Rose M. Cook.

Paul Cook, spouse of the above named Rose M. Brannen, now known as Rose M. Cook, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) Agreement for Dedication of Public Utilities Easement of record in Book 9443, Page 972, said Register's Office. (2) Agreement for Dedication of Easement for Water and Sewer Lines of record in Book 11399, Page 673 and stated in the Deed in Book 11421, Page 753, said Register's Office. (3) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **6808 Gower Road, Nashville, TN 37209**

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 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/our hand(s) this **3rd** day of **December, 2018.**

Rose M. Brannen NKA Rose Cook

Rose M. Brannen, now known as Rose M. Cook

Paul Cook

Paul Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rose M. Brannen now known as Rose M. Cook,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **December, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul Cook,** the within named seller, 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 Nashville, Tennessee, this **3rd** day of **December, 2018.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.