Karen Y Johnson Davidson County
Batch# 177140 DEEDWARR
12/21/2018 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20181221-0124387

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Rd. Ste 178
Nashville, TN 37215

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 20 day of December, 2018.

Notary Public
My commission expires: 5.22.22

02-1810-50502

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Laird Heejung Laird 718 Bresslyn Rd Nashville, TN 37205	New Owner	103-03-0-263.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terri L. Hemmer Cook, a married person, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to David Laird and Heejung Laird , husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, of Block 20, on the Plan of Map of a Part of Sylvan Park, of record in Book 332 Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Gerald L. Hemmer and Terri L. Hemmer by deed from William R. Adcock and wife, Ruby L. Adcock, dated October 31, 1992, recorded November 13, 1992, of record in Book 8785, Page 732, Register's Office of Davidson County.

Further being the same property conveyed to Terri L. Hemmer Cook by Quitclaim Deed from Gerald L. Hemmer, dated October 28, 2005, recorded January 6, 2006, of record in Instrument No. 20060106-0002466, Register's office for Davidson County, Tennessee.

Michael R. Cook, spouse of grantor, hereby joins in the execution of this deed for the purposes of conveying any interest that he may have by virtue of his marriage to grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 101 48th Ave. N., 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and

representatives, to warrant and forever defend the title to 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 19th day of December, 2018.

Terri L. Hemmer Cook

Michael R. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Terri L. Hemmer Cook and Michael R. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of December, 2018.

Notary Public

My Commission expires: 03/08/2021

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

