WARRANTY DEED

Karen Johnson Davidson County
Batch# 237760 DEEDWARR
06/03/2019 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20190603-0052646

Lynda Marvel Notary Public State of Tennessee Rutherford County

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of MAY 2019.

Notary Public

MY COMMISSION EXPIRES: 8-22-22

(AFFIX SEAL)

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
Tar Pay	SWBC Mortgage Corp	16202013400
(NAME)	(NAME)	
4038 Darlene Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(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, **we Hope B. Cook and Russell S. Cook, a wife and husband with right of Survivorship**, called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tar Pay, a married man and Sha K. Shee, a single person, as tenancy by entirety,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Parcel of Land situated in the State of Tennessee, County of Davidson, with a Street Location Address of 4038 Darlene DR; Antioch, TN 37013-4002 Currently Owned by Hope B. Cook having a Tax Identification Number of 162-02-0-134 and being the same property more fully described in Book/Page or Document Number 11588-28 Dated 7/23/1999 and further described as Lot 139, Colewood Acres Sec. 2.

Being the same property conveyed to Hope B. Cook by Deed from Hope B. Barringer, dated February 11, 2005 and recorded March 22, 2005 of record in Instrument No. 20050322-0031175, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hope B. Cook and Russell S. Cook, a wife and husband with right of Survivorship by Quitclaim Deed from Hope B. Cook, dated June 24, 2014 and recorded August 18, 2014 of record in Instrument No. 20140818-0074366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 3700, Page 135, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 4158, Page 42, and Amendment Recorded in Book 4178, Page 738, in the Register's Office for Davidson County, Tennessee.

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 ☒ 4038 Darlene Drive, Antioch, TN 37013
(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.

Effective the 31st day of May 2019.

Hope B. Cook

Russell S. Cook

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hope B. Cook and Russell S. Cook, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of May 2019.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY