

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $336,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 1-3-22

Karen Johnson Davidson County
Batch# 238350 DEEDWARR
06/04/2019 10:07:57 AM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20190604-0053087

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven L. Cook and Maegan P. Cook	NEW OWNER	086040B05000CO
(NAME)	(NAME)	
304 Overridge Cove		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $336,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Robert B. Crues and wife, Pamela J. Crues,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Steven L. Cook and Maegan P. Cook, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 101 on the Re-subdivision of Lots 100 and 101 of Sunset Oaks, Phase Two, of record in Plat Book 8250, page 774, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being property conveyed to Robert Crues and spouse, Pamela Crues by deed from Relocation, a relocation company, a corporation, of record in Instrument Number 20030714-0097920, said Register's Office and being property conveyed to Robert B. Crues and wife, Pamela J. Crues by deed from Kevin A. Paulk and Sherri A. Paulk f/k/a Sherri A. Cummings of record in Instrument Number 20101029-0086620, said Register's Office.

The said Robert B. Crues being one in the same as Robert Crues.
The said Pamela J. Crues being one in the same as Pamela Crues.

This property is __unimproved _X_improved property known as: 304 Overridge Cove, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of May, 2019.

Robert B. Crues

Pamela J. Crues

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert B. Crues and Pamela J. Crues, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122