Send Tax Statements To:
New Owner

Name and Address of New Owner:
Krysal K. Cook
1109 Frewin Street
Nolensville, TN 37027

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 187-05-0A-072.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JASON JAMES MORENO AND VANESSA MORENO, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **KRYSTAL K. COOK AND HUSBAND, SKYLER COOK,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nolensville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Burkitt Springs, Phase Two of record in Plat at Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jason James Moreno and Vanessa Moreno, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability of record in Instrument No. 20160705-0068485 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016.
>
> This conveyance is subject to Covenants, Conditions and Restrictions of record in Instrument Number 20140110-0002949 and Instrument Number 20150908-0091208, Instrument Number 20160126-0007545, Instrument Number 20170118-0005499 and Instrument Number 20170925-0097954, Instrument No. 20130514-0078379; Declaration of Restrictions an Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130514-0048379; Restrictive Covenants for Detached Structure of record in Instrument Number 20160121-0006331; and to any and all matters shown on the Plan of record as Instrument Number 20150205-0011089, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KRYSTAL K. COOK AND HUSBAND, SKYLER COOK,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee..

Karen Johnson Davidson County
Batch# 256118 DEEDWARR
07/12/2019 11:25:41 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00



20190712-0068225

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of July, 2019.

Jason James Moreno

Vanessa Moreno

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Jason J. Moreno and Vanessa Moreno, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nolensville, Tennessee, this the 9th day of July, 2019.

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and ~~voluntary~~ sale.

AFFIANT

SWORN to and subscribed before me,
this 9 day of July, 2019.

NOTARY PUBLIC
My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069