Karen Johnson Davidson County
Batch# 296132 DEEDWARR
10/04/2019 11:02:37 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20191004-0101803

WARRANTY DEED

Prepared By:

Pointer Title Services
Dave Matson, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: Samuel Parker
Address: 157 Powers Rd
Oakdale, TN 37829

PROPERTY OWNER:
Name: Samuel Parker
Address: 2261 Riverway Drive
Old Hickory, TN 37138

Map & Parcel
053-06-0B-011.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged, I,

Ronda Cook, being one and the same person as Rhonda Cook, (Grantor)

have this day bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto **Samuel Parker**, his heirs, transferees and assigns, hereinafter referred to as Grantee, certain real estate located in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Waterford Subdivision, Phase Two, of record in Plat Book 7900, Page 412 and 413, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said lot.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7463, Page 294 amended in Book 8694, Page 216; Book 8699, Page 462; Book 9081, Page 63; Book 9112, Page 962; Book 9530, Page 185; Book 9530, page 182; Book 9530, Page 189; and Book 8715, page 583, said Register's Office.

Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Greg Tolbert and wife, Leah Tolbert, to Rhonda Cook, which deed duly appears of record in Instrument No. 20140515-0041813, Register's Office of Davidson County, Tennessee.

Property Address: This is improved property located at 2261 Riverway Drive, Old Hickory, Tennessee 37138.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his heirs, transferees, and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is

unencumbered.

Grantor further covenants and binds herself, her heirs, and her representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, transferees, and assigns, against the lawful claims of all persons.

Witness my hand this the 26th day of September, 2019.

Ronda Cook

Ronda Cook

A C K N O W L E D G E M E N T

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Ronda Cook**, the within named bargainor, 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 seal at Cookeville, Tennessee, this the 26 day of September, 2019.

Notary Public

My Commission Expires: 4-19-22

MATTHEW J. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 26 day of September, 2019.

Stacey N Byers
Notary Public or Register

My Commission Expires: 01/19/2021

STACEY N. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM