Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 327367 DEEDWARR
12/10/2019 09:01:52 AM 4 pgs
Fees: $23.00 Taxes: $1,376.40

20191210-0127164

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 26ND DAY OF NOVEMBER, 2019. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Beverly Lassiter Gilpatrick and Julia Backer Meusel	NEW OWNER	188 10 0A 115.00
(NAME) 1612 Carson Meadows Lane	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Joel T. Cook and Stephanie B. Cook, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Beverly Lassiter Gilpatrick and Julia Backer Meusel,*** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123 Final Plat Subdivision of record in Plat at Instrument No. 20070807-0093935, 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 Rebekah Marie Waterston, a single woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated February 17, 2017 and recorded February 21, 2017 as Instrument No. 20170221-0017325, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Joel T. Cook and Stephanie B. Cook, husband and wife by Warranty Deed from Rebekah Marie Waterston, a single woman dated May 4, 2018 and recorded May 9, 2018 as Instrument No. 20180509-0044361, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-1911529SSO

unimproved ☐
This is improved ☒ property, known as 1612 Carson Meadows Lane, Nolensville, TN 37135

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 and assigns forever; and we do covenant with the said Grantees 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 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 our hands this 26th day of November, 2019

Joel T. Cook

Stephanie B. Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stephanie B. Cook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2019.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

File Number: FRN-1911529SSO

unimproved ☐
This is improved ☒ property, known as 1612 Carson Meadows Lane, Nolensville, TN 37135

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 and assigns forever; and we do covenant with the said Grantees 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 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 our hands this 26th day of November, 2019

Joel T. Cook

Stephanie B. Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stephanie B. Cook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2019.

Notary Public

My Commission Expires:

File Number: FRN-1911529SSO

STATE OF ~~TENNESSEE~~ ALABAMA LN

COUNTY OF ~~WILLIAMSON~~ JEFFERSON LN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joel T. Cook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2019.

_____

Notary Public

My Commission Expires: 07/02/21

Leon Nash
Alabama State At Large
Notary Public
Commission No. NA
My Commission Expires 7/2/2021

File Number: FRN-1911529SSO