THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224078** Karen Johnson Davidson County Batch# 335020 DEEDWARR 12/26/2019 03:06:30 PM 3 pgs Fees: $18.00 Taxes: $1,739.00 20191226-0133372	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 26th day of December, 2019. Notary Public My Commission Expires: 2-23-2021 SONDRA MOUNGEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm. Expires February 23, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Cook and Sheila J Cook 711 Davidson Road Nashville TN 37205	New Owner 711 Davidson Rd Nashville, TN 37205	Tax Parcel ID No. 115-07-0-077.00

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, **John Phillip Ford, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Cook and Sheila J Cook, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of West Meade Addition, Section Two of record in Plat Book 2854, Page 56, 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 John Phillip Ford, a married man by Quitclaim deed from Virginia Lee Harper of record in Book 11260, page 411, Register's Office for Davidson County, Tennessee, dated December 07, 1998 and recorded on December 21, 1998. Linda S. Socha joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of John Phillip Ford.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2854, Page 56, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2926, Page 402, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 711 Davidson Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of December, 2019.

John Phillip Ford

Linda S. Socha

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Phillip Ford and Linda S. Socha, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of December, 2019.

Notary Public
My Commission Expires: 01/17/21



True Copy Certification

I, Christopher M. Corriveau, 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 law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

