Karen Johnson Davidson County
Batch# 345938 DEEDWARR
01/21/2020 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200121-0007469

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mary Rookwood
380 Firview Lane
Wilderville, OR 97543

SEND TAX BILL TO:
Cardinal Financial
3701 Arco Corporate Dr.
Suite 200
Charlotte, NC 28273
MAP/PARCEL 164-10-0A-357.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Morgan Masie and husband, Stephen Masie, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Mary Rookwood, unmarried, and Tyrome and Teresa Cole, Husband and Wife, all as joint tenants with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Final Plat Village Six Summerfield Subdivision of record in Plat at Instrument No. 20060928-0120376, 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 Morgan Maise and Stephen Maise, wife and husband by Warranty deed from Capital Homes, Inc., a Tennessee Corporation of record in Instrument No. 20151007-0102452 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 07, 2015.

Morgan Maise and Stephen Maise are one and the same as Morgan Masie and Stephen Masie. The previous deed having an erroneous spelling of their names.

This is improved property known as: **2525 Skyfalls Way, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 10th day of January, 2020.

WITNESS MY HAND on this the 10th day of January, 2020

Morgan Masie

Stephen Masie

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Morgan Masie and Stephen Masie,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of January, 2020.

NOTARY PUBLIC

My Commission Expires:

File No: 190774

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022