Book 7449

Pg 9995 83

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 262,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES 4/30/99
(AFFIX SEAL)

ELIZABETH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires

THIS INSTRUMENT WAS PREPARED BY BPR 96 1372
EDWARD SEDDON, ATTORNEY AT LAW
222 W. College Street, Murfreesboro, TN 37130 | 3 Maryland Farms Suite 210, Brentwood, TN 37027
501 Main Street, Suite 5, Hendersonville, TN 37075 | 1508 Lyon Boulevard, Nashville, TN 37216 | 1555 E. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael Cosco	Nationsbank Mortgage	MAP 83-16-B
(NAME)	(NAME)	
1657 Aaronwood Drive	~~Accounting Dept~~ PO Box 353	PARCEL 33
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Louisville KY 40201-0353	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fox Ridge Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Cosco and wife, Julie D. Cosco

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:

Being Lot No. 124 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of correction in Book 7642, Page 445 and by Amendment to Change Name in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by deed from FR Properties L.P., a Tennessee Limited Partnership of record in Book 9604, Page 853, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 8181, Page 112, Book 7351, Page 852, Book 7451, Page 739, Book 8336, Page 393 and Book 7431, Page 204, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to Easements of record in Book 2247, Page 75, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Book 7460, Page 930, Book 8207, Page 276, Book 8951, Page 797 and Book 7489, Page 515, Register's Office for said County.

unimproved ( )
This is improved (X) property known as 1657 Aaronwood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of March 19 96

Fox Ridge Homes, Inc.
By: Deborah P. Buford
Deborah P. Buford, Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me _____ a Notary Public in and for said County and State the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ Tennessee this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me _____ the undersigned _____ a Notary Public within and for the State and County aforesaid personally appeared Deborah P. Buford and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that he as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Deborah P. Buford as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 25th day of March, 19 96.

My commission expires 3-25-2000

Megan Mears
Notary Public

96 APR -1 PM 1:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0166025

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 85

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MT	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 108140.00
CON TX 400.12
PRFEE 1.00
MDEED 8.00
TOTAL 409.12
CHECK 409.12

[illegible] 01 13:57 0001 4771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166025
IDENTIF. # REFERENCE

96 APR -1 PM 1:54

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1022777