Davidson County DEEDWARR
Recvd: 09/05/02 14:25 2pgs
Fees:13.00 Taxes:628.63
20020905-0107747

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of August, 2002.

Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Christopher Koffman and Melissa S. Koffman
709 Say Brook
Nashville, Tennessee 37221

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
155-150-A-041.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas D. Cox, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **James Christopher Koffman and wife, Melissa S. Koffman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Stonemeade, Section III, of record in Book 7900, Page 478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas D. Cox, a single man, by deed from Jack E. Polson and wife, Beverly C. Polson of record in Instrument No. 2000 030100 120078, Register's Office for Davidson County, Tennessee. Thomas D. Cox is now married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 478, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7701, Page 290, Book 8349, Page 43, and Book 8810, Page 840, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7920, Page 728, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8517, Page 997, said Register's Office.

By-Laws of record in Book 7701, Page 331, Book 8349, Page 43, Book 8649, Page 174, Book 8810, Page 840, and Book 8517, Page 992, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 709 Say Brook , Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of August, 2002.

Thomas D. Cox

***Amy L. Cox**

*Amy L. Cox, wife, of Thomas D. Cox, joins in this instrument to convey any and all marital interest she has in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas D. Cox and wife, and Amy L. Cox, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2002.

Notary Public

My Commission Expires: 11/2/08

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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