WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

X Jacquelyn E Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF ~~APRIL~~, 2003.

Tracey Trueheart
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/07/03 14:58 2pgs
Fees:13.00 Taxes:340.03

20030507-0061183

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn Cox	First Horizon Home Loan Corporation	Map 62
(NAME) 3032 Delta Queen Drive	(NAME) 4000 Horizon Way	Group 02-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Irving, TX 75063	Parcel 123
(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, Jeffery S Miller and wife, Susan Miller, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacquelyn Cox and William Cox, Wife and Husband , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Wilson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 123, Resubdivision of River Trace Estates, Phase 1, Section 2, as shown by plat of record in Plat Book 6900, page 741, of the Register's Office of ~~Wilson~~ Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffery S Miller by deed from HUD of record in Deed Book 8850, page 969, Register's Office for said County.

Transmission Line Easement as shown of record in Deed Book 1163, Page 341, Register's Office for said County.

Flowage Easement as shown of record in Deed Book 2022, Page 83, Register's Office for said County.

Easement as shown of record in Deed Book 3959, Page 595, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6851, page 370, and Book 6982, Page 747, and Book 6851, Page 390, and Book 6851, Page 363, Register's Office for said County.

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

Susan Miller joins in this conveyance to convey any and all rights she may have in this property.

unimproved ☐

This is improved ☒ property, known as 3032 Delta Queen Drive, Nashville, TN 37214

(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/our hand(s) this 16th day of April, 2003.

Jeffery S Miller

Susan Miller

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeffery S Miller and wife Susan Miller the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/16/2003

My Commission Expires: 1·23·06

Notary Public

WILSON COUNTY, TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

File Number2303064
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122