WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/24/04
(AFFIX SEAL)

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY TENN. My Commission Expires Mar 24, 2004

Davidson County DEEDWARR
Recvd: 11/05/03 13:13 2pgs
Fees:13.00 Taxes:425.50

20031105-0162379

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Bryan	Bank of Nashville	Map 172-14, Parcel 2.00
(NAME) 605 Mt. Pisgah Court	(NAME) 401 Church Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville Tennessee 37219	
(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, Timothy R. Cox and Wife, Tracy Shannon Cox , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Bryan, unmarried , 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. 2, Pisgah Heights, as shown by plat of record in Plat Book 5210, page 302, of the Register's Office of 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 Timothy R. Cox and Wife, Tracy Shannon Cox by deed from Robert E. Young, Jr. and wife Lora Miller Young of record in Deed Book 9984, page 684, 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 Deed Book 5634, page 15, Register's Office for said County.

Subject to all matters as set forth per Plat Book 5210, Page 302, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 605 Mt. Pisgah Court, Nashville, TN 37211

(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 29th day of October, 2003.

Timothy R Cox by S.Q. Willis attorney in fact
Timothy R. Cox

Tracy Shannon Cox by S.Q. Willis attorney in fact
Tracy Shannon Cox

STATE OF Tennessee
COUNTY OF Rutherford

On this the 29th day of October, 2003, before me personally appeared S.Q. Willis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy R. Cox and Tracy D. Cox, and who acknowledged that he executed the same as the free act and deed of the said Timothy R. Cox and Tracy D. Cox by virtue of that Power of Attorney, duly executed by the said Timothy R. Cox and Tracy D. Cox and appearing of record in Book 20031105 page 016239 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 29th day of October, 2003.

My Commission Expires: _____

Notary Public

DEBBIE C. WILLIAMS
NOTARY PUBLIC
AT
LARGE
MY COMM. EXP.
MARCH 20, 2005
RUTHERFORD CO. TENN.

File Number23090383
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167