WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/05 14:29 2 pg:
Fees:13.00 Taxes:384.80

20050810-0094933

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **5TH DAY OF AUGUST, 2005.**

Notary Public

MY COMMISSION EXPIRES: 12/15/07

(AFFIX SEAL)

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christie Cox	Owner	**61-16-339**
(NAME)	(NAME)	
1427 Greenland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	,	
(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, **Valerie J. (Spurlock) Cox and Gregory Cox, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christie Cox, an unmarried person**, 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:

A Certain Tract of parcel of land in Davidson County, Tennessee, being the south one-half of Lot. No. 18 of block 'B' on the map of Country Club Estates of record in Book 843, Page 95 Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 18 fronts 50 feet on the easterly side of Greenland Avenue (formerly Willmeta Avenue) and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Valerie J. Spurlock, unmarried, by Deed from Lois Cobb, unmarried, dated 10/04/2000 of record in Instrument No. 20001004-0098424 Register's Office for Davidson County, Tennessee. Valerie J. Spurlock is now known as Valerie J. Cox. Gregory Cox joins in this conveyance for the purpose of relinquishing any right, title or other marital interest he may have to said property.

unimproved ☐

This is improved ☒ property, known as **1427 Greenland Avenue, Nashville, TN 37216**

(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 **our hands** this **5th day of August, 2005.**

Valerie J. (Spurlock) Cox

Gregory Cox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Valerie J. (Spurlock) Cox and Gregory Cox, wife and husband**, with whom I am personally acquainted, and whom, upon oath, acknowledged **themselves** to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **5th day of August, 2008**.

Commission expires:



I. DYKE TATUM Notary Public