File No. 270100366

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/07 08:13 2 pgs
Fees:13.00 Taxes:506.90

20070207-0015820

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-24-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Costella Cole	SunTrust Mortgage, Inc.	15003006300
(NAME) 3413 Country Hill Road	(NAME) P.O. Box 26419	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Richmond, VA 23260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert W. Cox Jr. and Wife Tamantha Cox,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Costella Cole,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 32 on The Plan of Country Subdivision, Section 2, as shown by plat of record in Plat Book 5050, Page 40, 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.

Said Lot 32 fronts 70.0 feet on the Southerly side of Country Hill Road and runs back 172.99 feet on the easterly line and 200.0 feet on the Westerly line to a line in the rear which measures 77.49 feet thereon.

Being the same property conveyed to Robert W. Cox Jr. by deed from Francis A. Rossnagel of record in Deed Book 11254, page 868, Register's Office for said County.

The said Robert W. Cox Jr. having since married is joined his conveyance by his wife Tamantha Cox.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3413 Country Hill Road, Antioch, TN 37013
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 24th day of January, 2007.

Robert W. Cox Jr.

Tamantha Cox by Robert Cox, Jr.
Tamantha Cox by Robert W. Cox, Jr. Attorney-in-Fact

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 Robert W. Cox Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of January, 2007.

Commission expires: 6-9-07

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robert W. Cox Jr., with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book *, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Tamantha Cox (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 1/24/2007.

My Commission Expires: 6-9-07

, Notary Public.

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 270100366

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

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