Davidson County DEEDWARR
Recvd: 02/14/08 12:16 2 pgs
Fees:13.00 Taxes:107.30

20080214-0014866

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $29,000.00

Affiant

Subscribed and sworn to before me, this 12th day of February, 2008.

Notary Public
My commission expires: 10-17-2009

04-0801-53154

Address of New Owner:	Send Tax Bills to:	Tax Information
Rob Huey Jason Jent 4745 Miners Cove Antioch TN 37013	Rob Huey 430 West Commerce Lewisburg TN 37091	149-09-0-217.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy Shane Cox, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rob Huey and Jason Jent, hereinafter called the Grantees, their successors 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. 161, on the Plan of Section Six, Terragon Trails, of record in Book 5060, Page 175, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lillian I. Cox, unmarried by deed from Marion Thurman and wife, Eva M. Thurman, dated June 9, 1978, recorded June 12, 1978, of record in Book 5297, Page 423, Register's Office for Davidson County, Tennessee. The said Lillian I. Cox having since died intestate on or about February 26, 2001, leaving Timothy Shane Cox as her sole heir at law as set forth in Affidavit of Heirship of record in Instrument No. 20010524-0054314, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4745 Miners Cove, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of February, 2008.

Timothy Shane Cox

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Shane Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 12th day of February, 2008.

State of Tennessee at Large

My Commission expires 10-17-2009

