Davidson County DEEDWARR
Recvd: 04/17/08 08:40 3 pgs
Fees:18.00 Taxes:549.45

20080417-0038738

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$ 148,500.00**

Affiant

Subscribed and sworn before me this the 31st day of **March, 2008.**

Notary Public My Commission Expires: 2-20-10

Davidson County, Tennessee Notary Public At Large Jennifer R. Pierce

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
April H. Bell **3904 Rock Creek Drive** **Antioch, TN 370137**	**3904 Rock Creek Drive** **Antioch, TN 37013**	Weststar Mortgage, Inc. 3350 Commission Ct. Woodbrige, VA 22192

Map 070-03-0-A Parcel 67.00CO

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 consideration, the receipt of which is hereby acknowledged

Bret F. Cox and Leanna S. Cox, married

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

April H Bell, married

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Being Lot No. 55 on the Final Plat of Hickory Woods, Section A, as of record in Plat Book 6900, Page 511, corrected by Surveyor's Certification of Correction to reflect a change of street name of record in Book 7582, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bret F Cox, married by deed from Sam Panya and his wife Tammy Panya, of record in Instrument No. 20030303-0027607, dated February 24, 2003, Register's Office for Davidson County, Tennessee..

Subject to all matters as set forth per Plat Book 6900, Page 511, Surveyor's Certificate of Correction of record in Book 7582, Pages 166 and 167 and Certificate of Name Change of record in Book 9997, Page 844, all of record in the Register's Office for said County.

Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 7422, Page 235 (HOA), Book 7422, Page 301, Book 7857, Page 87 (HOA), Book 7857, Page 94, rerecorded in Book 7876, Page 75; corrected in Book 9616, Page 470; Book 7876, Page 67 (HOA), Book 9616, Page 477, Book 9678, Page 187, Book 4680, Page 319 (HOA), Book 9764, Page 44, Book 7823, Page 857, Book 11180, Page 802, Book 1422, Page 301 and Instrument No. 20010614-0062710, Register's Office of said County.

Subject to By-Laws of Hickory Woods Homeowners Association, Inc., of record in Book 7932, Page 648 and Book 9678, Page 213; and Instrument No 20001207-0120450, Register's Office for said County. Amendment of record in Instrument No. 20031010-0150800.

Subject to TVA Easement of record in Book 437, Page 39, and Book 9632, Page 973, Register's Office for said County.

Subject to Easement to Nashville Gas Company of record in Book 5909, Page 915, Register's Office for said County.

Subject to Grant of Anchor Easement of record in Book 10153, Page 990, Register's Office for said County.

Subject to Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9790, Page 311, Register's Office for said County.

Subject to Rules and Regulations of record in Instrument No. 20011015-0111957, and Instrument No. 20010614-0062709, Register's Office said County.

Subject to current and subsequent years taxes.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders

Executed this day of March 2008.

Bret F. Cox
Bret F. Cox

Leanna S. Cox by Susan Magnuson as attorney in fact
Leanna S. Cox

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Bret F. Cox** ~~**and Leanna S. Cox**~~ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that they executed this instrument for the purpose therein contained.

Witness my hand and official seal this 31st **Day** of **March 2008.**

My Commission Expires:

3-20-10

Notary Public

Davidson County, Tennessee Notary Public At Large Jennifer R. Pierce

State of Tennessee
County of Rutherford

On this **31st** day of **March, 2008** personally appeared **Susan Magnuson** 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 **Leanna S. Cox** his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said **Leanna S. Cox.**

See Power of Attorney of record in Instrument Number 20080417-0035737, Register's Office for **Davidson** County, Tennessee.

Notary Public

My Commission Expires 3-20-10

