WARRANTY DEED 12947

Davidson County DEEDWARR
Recvd: 07/14/08 09:25 3 pgs
Fees:18.00 Taxes:919.45
20080714-0071756

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$248,500.00**

Michelle Clemens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF JULY, 2008.**

Notary Public

MY COMMISSION EXPIRES: **June 18, 2012.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Plaisted	James Plaisted	**104-08-0-375.00**
(NAME)	(NAME)	
1509 Villa Place	1853 New Haven Loop	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Richland WA 99352	
(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, **Alice Marie Cox and William D. Cox III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Plaisted**, 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:

Land in **Davidson** County, Tennessee, being Lot No. **5** on the Plan of **Robinson Realty Company's Subdivision**, of the East Part of Lot No. 48*, as shown on Plat Book **547**, Page **24**, Register's Office for said County, to which reference is made for a more complete description. *in O.B. Hay's Rokeby Addition, **

Being the same property conveyed to **Alice Marie Cox and William D. Cox, III** by deed of record in Instrument 200711010129193, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Alice Marie Cox by William D. Cox, III as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20080714-0071754, in the Register's Office for DavidsonError! Bookmark not defined. County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

** Said Lot No. 5 fronts 55 feet on the westerly side of Villa Place, and runs back between parallel lines, 147 feet 1 inch on the north line, and 147 feet 3 inches on the south line and measures 55 feet in the rear.

unimproved ☐

This is improved ☒ property, known as **1509 Villa Place, Nashville, TN 37212**
(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 **9th day of July, 2008**.

Alice Marie Cox by William D. Cox, III POA

Alice Marie Cox by William D. Cox, III

William D. Cox III

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named William D. Cox III the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of July, 2008.

Commission expires: 6/18/12

Notary Public

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Rutherford

On this 9th day of July, 2008 before me personally appeared William D. Cox, III, the person who executed the foregoing instrument on behalf of Alice Marie Cox, and acknowledged that he executed the same as the free act and deed of the said Alice Marie Cox, through Power of Attorney granted William D. Cox, III, by the said Alice Marie Cox.

Notary Public

Commission Expires: 6/18/12

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY