WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly J. Coxen	SAME	
(NAME)	(NAME)	162120B07000
1345 Bell Rd, Unit # 442		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090348

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, Teresa Bamford and Robin Wheeler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kimberly J. Coxen and Steve Allen Coxen**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 15B of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument #20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument #20040218-0018915, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Teresa Bamford and Robin Wheeler by Substitute Trustee's Deed from Patrick A. Taggart, Substitute Trustee, dated February 12, 2009 and filed of record in Instrument 20090218-0013644, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Belle Parke of record in Instrument #20020911-0110959, as amended in Inst. No. 20021025-0130922, and further amended in Instrument #20030515-0066792 and Instrument #20040218-0018915, said Register's Office, and By-Laws appended thereto, and to all matters set out on the aforesaid plat.

unimproved ☐

This is improved ☒ property, known as 1345 Bell Rd. 442, 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 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20090019963 DEEDWARR
Recvd: 03/26/09 12:08 2 pgs
Fees:13.00 Taxes:449.55
20090326-0027284

Witness our hands this 18th day of March, 2009.

Teresa Bamford

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Teresa Bamford and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Teresa Bamford and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2009.

Commission expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Notary Public