WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090025170 DEEDWARR
Recvd: 04/16/09 11:42 2 pgs
Fees:13.00 Taxes:643.43
20090416-0034574

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/7/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Wadlington	Countrywide Bank, FSB	073-01-117.00
(NAME)	(NAME)	
2740 Bobby Avenue	2021 N. Gallatin Road, Suite 280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Madison, TN 37115	
(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, **Eric Sox, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frances Wadlington, unmarried** 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:

BEING Lot Nos. 53 and 54 on the map of Happy Valley, Section C, not of record, described according to a survey made by Z J Wilkinson, Surveyor dated 9/2/45 and dated 2/7/47 as follows:

BEGINNING on the southerly margin of Bobby Avenue at a point 1175 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 52 and 53; thence with the line between said two lots, southwardly 140 feet; thence eastwardly 85 feet to the westerly margin of Ruby Drive; thence with said Drive, northwardly 133 feet to the beginning of a curve; thence around said curve in a northwestwardly direction 44.1 feet to the southerly margin of Bobby Avenue; thence with said Avenue, westwardly 145.6 feet to the beginning.

BEING the same property conveyed to Eric Sox by deed dated April 11, 2008 from William Timothy Hill, Substitute Trustee of record in Instrument No. 20080414-0037699, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as **2740 Bobby Avenue, Nashville, TN 37216**
(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 hand this **14th day of April, 2009**.

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Eric Sox, married** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the persons who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee, this **14th day of April, 2009**.

Commission expires: **May 23, 2009**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public