BILL GARRETT, Davidson County
Trans:T20090048669 DEEDWARR
Recvd: 07/20/09 10:36 2 pgs
Fees:13.00 Taxes:445.48
20090720-0067637

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $120,400.00.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Subscribed and sworn to before me, this 16th day of July, 2009.

Notary Public
My commission expires: 10-23-12

02-0907-46610

Address of New Owner:	Send Tax Bills to:	Tax Information
Terri Ann Snider	Same as new owner	064-12-0-A-140.00
140 Saddle Tree Court Hermitage TN 37076		

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, James Michael Cox, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terri Ann Snider, an unmarried person, 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 Unit No. 140, on the Plan of Fox Run, Section One (a Condominium), of record in Book 4860, Page 52, as revised in Book 6250, Page 118, and as described in Master Deed of record in Book 4956, Page 582, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Michael Cox and wife, Jeannine Cox by deed from Lloyd H. Griffin, individually and Gail Griffin, wife, dated May 9, 1979, recorded May 10, 1979, of record in Book 5433, Page 659, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Michael Cox by Quitclaim Deed from Jeannine Cox, dated January 2, 1992, recorded January 22, 1992, of record in Book 8532, Page 631, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce of the Second Circuit Court for Davidson County, Tennessee, Docket No. 83D-2083, of record in Book 6827, Page 339, said Register's Office.

Grantor warrants that subject property is not his primary residence, nor the primary residence of his spouse.

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 140 Saddle Tree Court, Hermitage, TN 37076

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 16 day of July, 2009.

James Michael Cox

James Michael Cox

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Michael 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 office, this 16 day of July, 2009.

State of Tennessee at Large

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012