Davidson County	DEEDWARR
Recvd: 08/24/09 08:21	2 pgs
Fees:13.00 Taxes:622.49	
20090824-0079078	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$168,240.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24TH DAY OF August, 2009

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3.7.2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Reese Jr 453 Old Town Drive Brentwood, TN 37027	Same	Map 160 16 0C Parcel 045.00

For and in 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,

Earl F. Cox Jr., an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James Reese Jr.

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 Unit 45 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 200011030109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earl F. Cox Jr., by deed from Tiffany L. Spahn Atkinson and husband, James Fitzgerald Atkinson, dated March 13, 2008, of record in Instrument No. 20080319-0027683 Register's Office for Davidson County, TN.

Power of Attorney recorded in Instrument No 20090821-0078896 in the Register's Office in and for Davidson, County, Tennessee.

This conveyance is made subject to the following:
1) 2009 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 453 Old Towne Drive, Brentwood, Tn 37027
(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(s) this 24TH day of August, 2009.

Earl F. Cox Jr.

By: Richard Goley McElroy Jr., Attorney in Fact.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Goley McElroy Jr.**, Attorney in Fact for **Earl French Cox, Jr.**, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of **Earl French Cox, Jr.**, for the purposes therein contained.

Power of Attorney recorded in Instrument No 20090821-0078896 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 24th day of August, 2009.

My Commission Expires: 03/07/2011

NOTARY PUBLIC James C Smith

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 8-24-09.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027