WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090076812 DEEDWARR
Recvd: 11/10/09 11:18 2 pgs
Fees:13.00 Taxes:527.25

20091110-0103974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-16-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance B. Morris	Walker Jackson Mortgage Corporation	**Map 84-14**
(NAME) **2168 Brookview Drive**	(NAME) 4440 Brookfield Corporate Dr. Ste. 300	**Parcel 40.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Chantilly, VA 20151	
(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, **BRIAN T. COX, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONSTANCE B. MORRIS, 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:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Donelson Meadows, Section 2, of record in Plat Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian T. Cox, unmarried, by deed from Ann M. Shipp and Donald M. Bernitt, both unmarried, of record in Book 9999, page 405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 2133, pages 100 and 101, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2168 Brookview Drive, Nashville, TN 37214**

(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 5th day of November, 2009.

Brian T. Cox

Brian T. Cox

ACKNOWLEDGMENT

STATE OF TENNESSEE

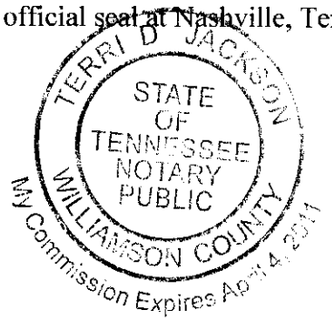
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Brian T. Cox**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2009.

Commission expires:

4/4/11



Terri D. Jackson

Notary Public

~Return To: Partners Title of Tennessee, LLC
5200 maryland Way Ste. 202
Brentwood, TN 37027