File No. 210010050

WARRANTY DEED

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2010

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/04/10 08:08 3 pgs
Fees:18.00 Taxes:832.13
20100204-0008801

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase D. Cox	Regions Bank	075-12-0E-023.00
(NAME)	(NAME)	
1321 Weeping Cherry Lane	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Barbara D. Moore-Chapman, wife and husband Marcus P. Moore, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Chase D. Cox and Cala A. Cox, husband and wife, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 33 on the FIRST REVISION, FINAL PLAT, BLOSSOM TRACE, as shown by plat of record in Instrument No. 20010920-0101745 and having been corrected by Surveyor's Certificate of Correction as shown of record in Instrument No. 20011025-0116872, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barbara D. Moore, wife and husband Marcus P. Moore by Warranty Deed dated March 24, 2006, from Blossom Trace, LLC and filed for record on March 27, 2006, in Instrument No. 20060327-0034709, Register's Office for said County. The said Barbara D. Moore now known as Barbara Deanne Chapman pursuant to Final Decree of Divorce in Docket No. 09D1540 In the Circuit Court for Davidson County , Tennessee.

Barbara D. Moore, Barbara Deanna Moore, Barbara D. Chapman, Barbara Deanna Chapman and Barbara D. Moore-Chapman, being one in the same person.

Subject to all matters as set forth on the plat of record in Instrument No. 20010920-0101745, Register's Office of said County.

Surveyor's Certificate of Correction as shown of record in Instrument No. 20011025-0116872, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20001220-0124666, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20010724-0078292, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1321 Weeping Cherry Lane, Hermitage, TN 37076
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 29th day of January, 2010.

Barbara D. Moore-Chapman

Marcus P. Moore

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Barbara D. Moore-Chapman, wife and husband Marcus P. Moore the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of January, 2010.

Commission expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

File Number: 210010050

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am 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.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

