File No. 100738

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100061686 DEEDWARR
Recvd: 09/30/10 12:57 2 pgs
Fees:13.00 Taxes:296.00
20100930-0077956

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 04/23/13

(AFFIX SEAL)

DOLLY T. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Cox Jr.	Thomas W. Cox Jr.	017 00 0 283.00
103 Yvonne (NAME) Court ~~2544 Greer Road~~	103 Yvonne (NAME) Court ~~2544 Greer Road~~	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, David Merlin and wife, Tressa Merlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Cox Jr. and wife, Tammy Jean Cox, 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 the 2nd Civil District of Davidson County, Tennessee, being part of that certain 23.20 acre tract described in the deed from Merrill J. Waynick, et al, to Roger D. Ferguson and wife, Carol J. Ferguson, recorded in Book 6424, page 734, in the Register's Office for said County, described according to a survey made by Donald R. Carver, Registered Land Surveyor, Tennessee No. 271, dated March 22, 1988, as follows:

Beginning at an existing iron pin in the easterly margin of Greer Road at the southwest corner of said 23.20 acre tract; thence, with the easterly margin of Greer Road, N 35° 03' 41" W 96.96 feet to an iron pin; thence, along a new line N 65° 44' 13" E 2,641.07 feet to an iron pin in the easterly line of said 23.20 acre tract; thence, with the easterly line of said 23.20 acre tract, S 07° 15' 26" W 752.45 feet to an existing iron pin; thence, with southerly line of said 23.20 acre tract, N 82° 44' 34" W 662.59 feet to an existing iron pin; thence, N 26° 41' 11" W 270.00 feet to an existing iron pin; thence, S 63° 18' 49" W 1,654.75 feet to the point of beginning, containing 11.32 acres, more or less.

Being the same property conveyed to David Merlin and wife, Tressa Merlin by deed from Christopher Dale Quinn and wife, Connie Lin Quinn, dated July 1, 2005 and recorded on July 7, 2005 in Instrument No. 20050707-0078018, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

File No. 100738

unimproved ☐

This is improved ☒ property, known as 2544 Greer Road, Goodlettsville, TN 37072

(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 our hands this 24th day of September, 2010.

David Merlin

Tressa Merlin

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Merlin and wife, Tressa Merlin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2010.

Commission expires:

04/23/2013

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER