BILL GARRETT, Davidson County
Trans:T20110030396 DEEDWARR
Recvd: 05/23/11 09:35 2 pgs
Fees:13.00 Taxes:1054.50
20110523-0039132

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $285,000.00 (Two Hundred Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of May, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3-11-14

CAROL A. LAWSON (NOTARY SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Gerald Andrady 759 Roycroft Place Nashville,TN 37203-5511	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227	10510023700

WARRANTY DEED

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, I/WE, **RANDALL W. COX, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GERALD ANDRADY, UNMARRIED**, 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:

LAND in Davidson County, Tennessee, being Lot no. 18, on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision, of record in Book 421, Page 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall W. Cox by Deed of record in Instrument Number 20060502-0050743, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **759 ROYCROFT PLACE** **NASHVILLE,TN37203-5511**

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. Whenever 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, this 16th day of May, 2011

Randall W. Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of May, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Randall W. Cox** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of May, 2011.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires:

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1898 General George Patton Drive
Franklin,TN 37067

LTSR Number:

GTE File: 2011