Box13
#16343

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 TH DAY OF MAY, 2011. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Kasey Kelchner Notary Public State of Tennessee My Comm. Exp. 12/1/2013 Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jatasha R. Rayford	U.S. Bank N.A.	**05914026000**
(NAME)	(NAME)	
836 Hillmore Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Earth City, Mo 63045	
(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, **Eric Sox, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jatasha R. Rayford, 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:

Situate in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 17 of the Hillmore Subdivision as shown by a map of record in Plat Book 6250 at Page 195 in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Eric Sox by deed dated January 27, 2011 from MCC TN, LLC. Substitute Trustee of record in Instrument No. 20110202-0009404, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **836 Hillmore Drive, Nashville, TN 37218**

(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.

BILL GARRETT, Davidson County
Trans:T20110032537 DEEDWARR
Recvd: 06/01/11 14:21 2 pgs
Fees:13.00 Taxes:475.45
20110601-0041824

Witness my hand this 27th day of May, 2011.

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2011.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

