Davidson County DEEDWARR
Recvd: 04/16/12 11:58 3 pgs
Fees:18.00 Taxes:841.75
20120416-0032311

This instrument prepared by:
Martha Brooke Perry, Atty.
**BALTHROP, PERRY & NOE**
**An Association of Attorneys**
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Jerrie L. Cox

TO: Nathan Fletcher and wife,
Amanda R. Fletcher
8520 Raymond Roberts Drive
Nashville, TN 37221

MAP & PARCEL:
127-13-0-030

SEND TAX BILLS TO: SAME
First Community Mortgage, Inc., 275 Robert Rose Drive, Murfreesboro, TN

**WARRANTY DEED**

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jerrie L. Cox, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Nathan Fletcher and wife, Amanda R. Fletcher, Grantees herein, their heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Section 3, Merrymount Acres Subdivision, of record as Plat Book 4175, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James R. Cox and Fannie L. Cox from Julian Silverfield by deed of record in Book 4788, page 4, Register's Office of Davidson County, Tennessee. Fannie L. Cox (a/k/a F. Latilda Cox or Fannie Latilda Cox Pierce) having subsequently conveyed her entire interest to the property to James R. Cox by quitclaim deed of record at Book 6081, page 947, said Register's Office. James R. Cox subsequently conveyed his interest to James R. Cox and Jerrie L. Cox as tenants by the entirety by quitclaim deed of record at Instrument No. 20081209-0118577, said Register's Office. The said James R. Cox having since died June 27, 2009 vesting title solely in Jerrie L. Cox as surviving tenant by the entirety.
>
> This conveyance is subject to the lien of 2012 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to the easements, setback lines, and all other matters as shown on the subdivision plan of record at Plat Book 4175, page 91, Register's Office of Davidson County, Tennessee, and all other matters of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors, and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors, and assigns, against the lawful claims of all persons, whomsoever.

jlc

IN WITNESS WHEREOF, I have hereunto set my hand, this the 5th day of April, 2012.

Jerrie L Cox

Jerrie L. Cox

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jerrie L. Cox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 5th day of April, 2012.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/5/16

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $227,500.00.

Angela Batson

Affiant

SWORN to and subscribed before me,

this the 5th day of April, 2012.

NOTARY PUBLIC

My commission expires: _____

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 27, 2015

*Certificate of Authenticity*

*I,* Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or 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.*

*Signature*

*State of* Tennessee

*County of* Williamson

*Personally appeared before me,* Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

*Notary's Signature*

*My Commission Expires:* 1-6-2014

*Notary's Seal (If on paper)*

