| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Cory R. Cox Revocable Living Trust<br>229 Brushy Creek Lane<br>Nashville, TN 37211 | Same address as new owner | 161-13-0-B-229.00CO |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
131 Maple Row Blvd, Suite E500
Hendersonville, Tennessee 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $269,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2012.

Notary Public

My Commission Expires: 8/16/14
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20120068123 DEEDWARR
Recvd: 09/11/12 12:49 3 pgs
Fees:18.00 Taxes:995.30
20120911-0082391

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **William Becker and Debra Becker, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Cory R. Cox Revocable Living Trust ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Unit No. 229 on the Plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611; as amended in Instrument No. 20050329-0034131, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William Becker and wife, Debra Becker, by Warranty Deed from Alan D. Powell and Mary W. Powell, husband and wife, dated April 2, 2008, of record in Instrument No. 20080404-0034584, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of William Becker, by Tina Hawkins pursuant to a Power of Attorney executed by William Becker on July 17, 2012, of record in Instrument No. 20120911-0082389, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Debra Becker, by Tina Hawkins pursuant to a Power of Attorney executed by Debra Becker on July 17, 2012, of record in Instrument No. 20120911-0082390, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is ☒ Improved OR ☐ Unimproved property located at: **229 Brushy Creek Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the

same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **September, 2012.**

**GRANTOR(S)**

William Becker, by Dina Hawkins, his Attorney-in-Fact
William Becker by Tina Hawkins, his Attorney-in-Fact

Debra Becker by Dina Hawkins, her Attorney-in-Fact
Debra Becker by Tina Hawkins, her Attorney-in-Fact

**STATE OF TENNESSEE**

**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public in and for said County and State, the within named **Tina Hawkins** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **William Becker,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **6th** day of **September, 2012.**

Notary Public

My Commission Expires: 8/23/16

CRISSY D. PURCELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES: 8/23/16

**STATE OF TENNESSEE**

**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public in and for said County and State, the within named **Tina Hawkins** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Debra Becker,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **6th** day of **September, 2012.**

Notary Public

My Commission Expires: 8/23/16

CRISSY D. PURCELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES: 8/23/16

EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: William Becker and Debra Becker, husband and wife**

**TO: Cory R. Cox Revocable Living Trust**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

**Tina Hawkins, Affiant**

Sworn to and subscribed before me this 6th day of September, 2012.

Notary Public

My Commission Expires: 8/23/16

CRISSY D. PURCELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY