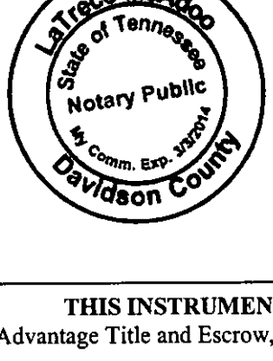
Box: 13
File # 17081

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Allen Clay	FirstBank	04905004100
(NAME)	(NAME)	
4844 Barclay Square	2021 Hamilton Place Blvd. Suite A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chattanooga, TN 37421	
(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, Ben Cox, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy Allen Clay, 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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Barclay Square Section 3 of record in Plat Book 4675, Page 154, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ben Cox, by deed of record in Instrument NO. 20120424-0034834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ben Cox by Carolyn as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20121121010 7429, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4844 Barclay Square, Antioch, TN 37013

(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:T20120089142 DEEDWARR
Recvd: 11/21/12 10:48 2 pgs
Fees:13.00 Taxes:369.63

20121121-0107430

Witness my hand this 16th day of November, 2012.

Ben Cox by C. Lawrence
His Attorney in fact

Ben Cox

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 16th day of November, 2012, before me personally appeared Carolyn Lawrence, the person who executed the foregoing instrument on behalf of Ben Cox and who acknowledged that she executed the same as the free act and deed of the said Ben Cox, through Power of Attorney granted her by the said Ben Cox

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2012.

Commission expires:

Notary Public

Rutherford County
Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013