THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Prepared By:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Andrew Cox	new owner	MAP 104-01-0
3522 Nebraska Avenue		PARCEL 264.00
Nashville, TN 37209		
(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, **Brian J. Geraghty and wife, Jocelyn M. Geraghty**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Andrew Cox and wife, Brittany M. Cox**

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. 186 on the Plan of West Grove Subdivision of record in Plat Book 421, page 109, Registers office for Davidson County, Tennessee, and described according to a survey made by Howell R. Swann, Surveyor, dated January 17, 1959, as follows:

Said Lot No. 186 fronts 50 feet on the northerly side of Nebraska Avenue; formerly Grand Avenue and extends back between parallel lines 215 feet more or less, on the easterly line and 195 feet on the westerly line to a dead line in the rear, measuring 77 feet thereon.

Being the same property conveyed to Brian J. Geraghty and Jocelyn M. Geraghty, husband and wife by Warranty Deed from Joel Leon Reeves, Sr., AKA Joel Reeves, unmarried recorded in Instrument NO. 20120725-0065520, Registers office for Davidson County, Tennessee, dated July 23, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3522 Nebraska Avenue, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20130001305 DEEDWARR
Recvd: 01/04/13 15:48 2 pgs
Fees:13.00 Taxes:740.00

20130104-0001505

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.

Witness OUR hand(s) this the 28th day of December, 2012.

Brian J. Geraghty by: Ashley Fitz, Attorney in Fact
Brian J. Geraghty,
BY: Ashley Fitz, Attorney in Fact

Jocelyn M Geraghty by: Ashley Fitz, Attorney in Fact
Jocelyn M. Geraghty,
BY: Ashley Fitz, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashley Fitz** 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 on behalf of **Brian J. Geraghty** as HIS Attorney in Fact, as the free act and deed of the within named **Brian J. Geraghty**.

Witness my hand and official seal this the 28 day of December, 2012.

My Commission expires March 8, 2016

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Priscilla C Urbanek
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashley Fitz** 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 on behalf of **Jocelyn M. Geraghty**, as HER Attorney in Fact, as the free act and deed of the within named **Jocelyn M. Geraghty**.

Witness my hand and official seal this the 28 day of December, 2012.

My Commission expires March 8, 2016

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Priscilla C Urbanek
Notary Public