BILL GARRETT, Davidson County
Trans:T20130020373 DEEDWARR
Recvd: 03/13/13 09:58 2 pgs
Fees:13.00 Taxes:999.00
20130313-0024875

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2013

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 20, 2013
(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Cox	New Owner	172-02-0
(NAME)	(NAME)	(MAP)
6124 Stillmeadow Drive		191.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jonathan E. Williams and wife, Anna Williams (formerly known as Anna Katheryn Cates), hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brian Cox and Carrie Cox, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 96, on the Plan of Myrtlewood Estates, Section Five, of record in Plat Book 6250, pages 910 and 911, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jonathan E. Williams and Anna Katheryn Cates (now known as Anna Williams), by deed from John C. Cravens and wife, Virginia W. Cravens, of record in Instrument No. 20090724-0069857 as corrected in Instrument No. 20091120-0106861, Register's Office for Davidson County, TN.

The execution of this instrument is effected by the signature of Jonathan E. Williams as Attorney-in-Fact for Anna Williams, which Power of Attorney is recorded in Instrument No. 20130313-0024874, Register's Office for Davidson County, TN.

AnnaWilliams and Anna Katheryn Williams being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6124 Stillmeadow Drive, Nashville, Tennessee 37211

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 my/our hand(s) this 27 day of February, 2013.

Jonathan E. Williams

Anna Williams By: Jonathan E. Williams, Attorney in Fact
Anna Williams By: Jonathan E. Williams, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jonathan E. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27 day of February, 2013.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jonathan E. Williams, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Anna Williams, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Anna Williams, the bargainor, by the said, Jonathan E. Williams, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27 day of February, 2013.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY