WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032909 DEEDWARR
Recvd: 04/22/13 14:25 2 pgs
Fees:13.00 Taxes:216.45

20130422-0039880

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Laura J Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

STACEY THUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Cox	William H. Cox	142-06-0A-131.00 CO
(NAME)	(NAME)	
300 Harpeth Ridge Drive	300 Harpeth Ridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 considerations, the receipt of which is hereby acknowledged, we, **James G. Neeley and wife, Rachel I. Neeley**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William H. Cox and Laura T. Cox, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 131, Building No. 9 and Garage No. 1, on the plan of PEPPERTREE-CREEKSIDE MEADOWS CONDOMINIUMS, of record in Plat Book 4675, Page 128-130, said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed of record in Book 4834, Page 257 as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6874, Page 354, Book 7610, Page 973, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to James G. Neeley and wife, Rachel I. Neeley by Warranty Deed dated July 15, 1983, from BCM Properties, a partnership consisting of Billy J. Brown, Stanley A. Coward, and Kenneth H. Mason and filed for record on November 10, 1983, in Book 6173, Page 980, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 4675, Pages 128-130, Register's Office of said County.
All matters as set forth on the boundary plat of record in Plat Book 4675, Page 52, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 4834, Page 257 as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6874, Page 354, Book 7610, Page 973, Register's Office of said County.

Bylaws as shown of record in Book 4834, Page 257, Book 6237, Page 644 and Bok 6535, Page 724, Register's Office for said County.
Charter of the Homeowner's Association of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 810 Bellevue Road, Apartment 131, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 18th day of April, 2013.

James G. Neeley
by Mark Edwards, his attorney in fact

Rachel I. Neeley
by Mark Edwards, her attorney in fact

State of Tennessee
County of Wilson

On this 18th day of April, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mark Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of James G. Neeley and Rachel I. Neeley, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130422-0039879, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 18th Day of April, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122