WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,850.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of January, 2014 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140004372 DEEDWARR
Recvd: 01/21/14 11:00 2 pgs
Fees:13.00 Taxes:439.75
20140121-0005404

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan R. Grimes and Donald G. Grimes	Academy Mortgage Corp.	142 07 0A 110.00
(NAME) 110 Westerly Drive	(NAME) 1220 East 7800 South	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Sandy, UT 84094	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Edna Jean Cox, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Susan R. Grimes and Donald G. Grimes, wife and husband**, 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 Unit No. 110 of Willow Pointe Condominium created under Title 66, Section 27-102, et seq, as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 6772, page 257*, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the said Master Deed; Reference is hereby made to to the plat of Willow Pointe Condominiums as set forth in Exhibit "A" of said Master Deed for a more complete identification of said unit.

*amended in Book 8867, Page 283 and Instrument No. 20120911-0082239

BEING the same property conveyed to Don Cox and wife, Edna Jean Cox by deed dated July 14th, 2002 from Cecilie M. Richard and filed of record in Instrument No. 20020717-0086262, Register's Office for Davidson County, Tennessee. The said Don Cox having since died on July 24, 2012 leaving property vested solely in Edna Jean Cox as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 110 Westerly Drive, Nashville, TN 37221

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this **9th** day of **January, 2014.**

Edna Jean Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Edna Jean Cox, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Franklin, Tennessee, this the 9th day of January, 2014.

Notary Public

My Commission Expires:

12-10-16

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY