WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005204 DEEDWARR
Recvd: 01/23/14 10:12 2 pgs
Fees:13.00 Taxes:462.13

20140123-0006382

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

BROOKE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Lourdes C. Cox	Cross Country Mortgage Inc	15005031400
(NAME)	(NAME)	
2933 Owendale Drive	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Breksville OH 44141	
(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, **Demetrius Henry and LaQuinta Henry, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lourdes C. Cox and Michael C. Cox, Wife and Husband**, 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 Lot 8, Section Four, Phase One Forest View Park, as shown on plat of record in Plat Book 5800, Page 289 and amended in Book 6220, Page 646, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Demetrius Henry and Laquita Henry by Special Warranty Deed dated 03/20/2009 from LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1, by its attorney in fact Home Loan Services Inc f/k/a/ National City Home Loan Services, Inc. of record in Instrument 200904060031065, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 5800, Page 289 and in Book 6220, Page 646, said Register's Office.

Restrictions of record in Book 6312, Page 609, said Register's Office.

LaQuinta Henry and Laquita Henry being one in the same person.

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 2933 Owendale Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-18467
SMG TN Warranty Deed

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 17th day of January, 2014.

Demetrius Henry

Demetrius Henry

LaQuinta Henry aka LaQuita Henry

LaQuinta Henry
aka LaQuita Henry

State of Tennessee
County of Wilson

Personally appeared before me Demetrius Henry and LaQuinta Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of January, 2014.

Kimie Perry

Notary Public
My Commission Expires: 5/13/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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