AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140006287 DEEDWARR
Recvd: 01/28/14 09:05 2 pgs
Fees:13.00 Taxes:1398.60
20140128-0007584

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires NOV 6, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 378,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2014.

Notary Public

My commission expires: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Warren M. McKemie & Julie E. Manahan	Synovus Mortgage	Map 131-03-0 Parcel 191-00
1714 Temple Ave	PO Box 2868	
Nashville, TN 37215	Columbus, GA 31902-2868	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven T. Cox, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Warren M. McKemie, an unmarried man and Julie E. Manahan, an unmarried woman as tenants in common with right of survivorship

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. 47 on the Map of Neil Hunt Subdivision, as of record in Book 974, Page 19, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Steven T. Cox, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20120210-0012022, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Book 974, Page 19, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4122, Page 315, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 1129, Page 321 and amended in Book 6104, Page 64, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **1714 Temple Ave, Nashville, TN 37215**

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 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 **24th** day of **January, 2014.**

Steven T. Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steven T. Cox,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **January, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017