THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140008700 DEEDWARR
Recvd: 02/06/14 12:30 2 pgs
Fees:13.00 Taxes:1258.00

20140206-0010610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$ 340,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2014

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edna Jean Cox	New Owner	MAP 103-10
812 Neartop Drive		PARCEL 111.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Ira C. Waddey, Jr., joined by his spouse, Ann M. Waddey**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edna Jean Cox, unmarried**

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. 18 on the Plan of Section 3, Brookside Courts Addition No. 4 of record in Plat Book 2083, Page 25, in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 18 fronts 80 feet on the easterly side of Neartop Drive and runs back between parallel lines 158 feet to a dead line.

Being the same property conveyed to Ira C. Waddey, Jr. and wife, Virginia G. Waddey by Deed from James R. Barber and wife, Margaret H. Barber of record in Book 5395, page 42, Register's Office for Davidson County, Tennessee, dated February 12, 1979 recorded on February 13, 1979.

Being the same property conveyed to Ira C. Waddey, Jr. by Quitclaim Deed from Virginia G. Waddey of record in Book 5958, page 258, Register's Office for Davidson County, Tennessee, dated October 26, 1982 recorded on November 1, 1982. Ann M. Waddey, spouse of Ira C. Waddey, Jr., joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **812 Neartop Drive, Nashville, TN 37205.**

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 our hands this the 31st day of January, 2014.

Ira C. Waddey
by: Kristin T. Coode, his attorney-in-fact
Ira C. Waddey, Jr. by KristinT. Coode, Attorney-in-Fact

Ann M. Waddey
by: Kristin T. Coode, her attorney in fact
Ann M. Waddey by Kristin T. Coode, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristin T. Coode** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ira C. Waddey, Jr. and Ann M. Waddey**, as their Attorney in Fact, as the free act and deed of the within named **Ira C. Waddey, Jr. and Ann M. Waddey**. POA(s) of record @ Inst. # 20140206-0010608 & 20140206-0010609, respectively, in the Registers Office of Davidson County, TN.

Witness my hand and official seal this the 31 day of January, 2014.

My Commission expires 1-9-16

JAMES A. SCIANO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

Return to:
Foundation Title and Escrow, LLC.
2572 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122