THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
CHIC 13947

BILL GARRETT, Davidson County
Trans:T20140009103 DEEDWARR
Recvd: 02/07/14 14:18 2 pgs
Fees:13.00 Taxes:92.50
20140207-0011111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND and no/ ($25,000.00) DOLLARS, Cash in Hand paid by JOHN R. GRAHAM, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, EARL NEAL COX, married, have bargained and sold, and by these presents do transfer and convey unto the said JOHN R. GRAHAM, unmarried, his heirs and assigns, a certain condominium as follows:

A certain condominium in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 926 in Four Maples Condominium, a horizontal property regime as shown on the Plat of record in Book 5200, Page 283, in the Register's Office of Davidson County, Tennessee, to which plan reference is here made and otherwise known as 926 Coarsey Drive, Nashville, Tennessee.

Being the same property conveyed to Earl Neal Cox, married by deed from Hilda Jean Cox, unmarried, of record in Book 6787, Page 564, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 5200, Page 283, and is further subject to terms and conditions as set forth in the Master Deed of Four Maples Condominium of record in Book 5657, Page 438, and amended in Book 5660, Page 185, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN R. GRAHAM, his heirs and assigns, forever. And we do covenant with the said JOHN R. GRAHAM, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. We do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said JOHN R. GRAHAM, his heirs and assigns, against the lawful claims of all persons whomsoever.

VICKI CHAMPAGNE COX, spouse of EARL NEAL COX, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property as the spouse of EARL NEAL COX.

WITNESS OUR HANDS, this 5th day of February, 2014

EARL NEAL COX

EARL NEAL COX

Vicki Champagne Cox

VICKI CHAMPAGNE COX

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, EARL NEAL COX and wife, VICKI CHAMPAGNE COX, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of February, 2014.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

My Commission Expires: JUNE 19, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 5th day of FEBRUARY, 2014.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

My Commission Expires: JUNE 19, 2017

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Parcel ID:
107 13 0A 026.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
JOHN R. GRAHAM
926 COARSEY DR.
NASHVILLE, TN 37217