Davidson County DEEDWARR
Recvd: 02/10/14 13:32 2 pgs
Fees:13.00 Taxes:314.50
20140210-0011592

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$85,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF February, 2014

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jiles Richie 8220 Cedar Grove Rd Cross Plains TN 37049	Same	Map 034 02 0 Parcel 035.00

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, we,

Eric Sox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jiles Richie

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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by A. P. Connell, June 8, 1955, as follows:

Beginning at a point on the westerly margin of Cude Lane at the southeast corner of the Loyd B. Smith land, being approximately 1800 feet from Gallatin Pike; thence, with the Smith's southerly line, south 44° 17' west 382.2 feet to a point in the north line of Lot 36 of Shepherd Hills Subdivision, Section II, not of record; thence, with the north line of said lot, north 66° 44' east 382.5 feet to the westerly margin of Cude Lane; thence, with the margin of the same, northwestwardly, along a slight curve, 150 feet to the beginning, containing .657 acres, more or less, being triangular in shape.

Being the same property conveyed to ERIC L. SOX by trustee's deed from PHILIP KELLY, SUBSTITUTE TRUSTEE of record in Instrument No. 20130220-0017102, dated February 20, 2013, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 200 Cude Ln Madison TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 7th day of February, 2014.

E Sox
Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand, at office, this 7th day of February, 2014.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 2-7-14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027