Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

BILL GARRETT, Davidson County
Trans:T20140012728 DEEDWARR
Recvd: 02/24/14 13:36 2 pgs
Fees:13.00 Taxes:480.63
20140224-0015591

JANE GRAZIANO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Affiant

Subscribed and sworn to before me, this 13th day of February, 2014.

Notary Public
My commission expires: 8/16/14

06-1401-75458

Address of New Owner:	Send Tax Bills to:	Tax Information
Marc A. Cox 525 St. Paul Dr. Hermitage TN 37076	Same address as new owner	075-04-0-140.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kris A. Lee**, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marc A. Cox, an unmarried man**, hereinafter called the Grantees, their successors 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. 351, on the Plan of Section Six, Tulip Grove, of record in Book 4460, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kris A. Lee and wife, Leslie E. Clark-Lee by deed from Kurt Stewart and wife, Lea Ann H. Stewart, dated May 27, 1993, recorded June 9, 1993, of record in Book 8976, Page 503, Register's Office for Davidson County, Tennessee. The said Kris A. Lee and Leslie E. Clark-Lee having since divorced by Final Decree of Divorce in Docket No. 96D-944, Second Circuit Court for Davidson County, Tennessee, of record in Book 10683, Page 679, said Register's Office.

Further being the same property conveyed to Kris A. Lee by Quitclaim Deed from Leslie E. Clark-Lee, dated January 22, 1999, recorded January 25, 1999, of record in Book 11308, Page 922, Register's Office for Davidson County, Tennessee.

Elizabeth J. Lee, spouse of Kris A. Lee, is signing this document to relinquish any marital rights she may have to said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **525 St. Paul Dr., Hermitage, TN 37076**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 13th day of February, 2014.

Kris A. Lee

Elizabeth J. Lee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kris A. Lee and Elizabeth J. Lee** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 13th day of February, 2014.

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
State of Tennessee at Large

My Commission expires: 11-3-15