Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of February, 2014.

Notary Public

CHAD WATERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration:

2-6-17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mitchell Hesson 1144 Idlewild Ct. Madison, TN 37115	Academy Mortgage Corporation 100 Bluegrass Commons Bldg 2, 2300 Hendersonville, TN 37075	-052050A24000CO

WARRANTY DEED

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, **Kristin Cox, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell Hesson and wife, Alison D. Hesson**, 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:

Property known as 1144 Idlewild Ct. Madison, TN 37115, County of Davidson

Lot 24, Revised Plan of Idlewild Court, Section One, as of record in Plat Book 6250, Page 563, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kristin Cox and Michael Cummings by deed from Fannie Mae, A/K/A Federal National Mortgage Association dated 3/22/2010, filed of record in Instrument No. 20100429-0032675, said Register's Office.

Being the same property conveyed to Kristin Cox by deed from Michael Cummings, dated 2.20.14 and filed of record in Instrument No. 20140320-0023043, said Register's Office.

Tax Map and Parcel ID is as follows 052050A24000CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1144 Idlewild Ct., Madison, TN 37115

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 unemcumbered, 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.

BILL GARRETT, Davidson County
Trans:T20140018703 DEEDWARR
Recvd: 03/20/14 12:30 2 pgs
Fees:13.00 Taxes:329.30
20140320-0023044

Witness my hand this 28th day of February, 2014.

Kristin Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2014, before me personally appeared Kristin Cox, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of February, 2014.

Notary Public
Commission Expiration:

