# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140019007 DEEDWARR
Recvd: 03/21/14 11:05 2 pgs
Fees:13.00 Taxes:869.50
20140321-0023388

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 6, 2014

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.9.2014

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Deborah Haddock | PEOPLES HOME EQUITY | 075120E02300CO |
| (NAME) | (NAME) | |
| 1321 Weeping Cherry Lane | 150 N. SEVEN OAKS BLVD | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | KNOXVILLE, TN 37922 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Chase D. Cox and Cala A. Cox, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Deborah Haddock**,* hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*unmarried

BEING Lot No. 33 on the FIRST REVISION, FINAL PLAT, BLOSSOM TRACE, as shown by plat of record in Instrument No. 20010920-0101745 and having been corrected by Surveyor's Certificate of Correction as shown of record in Instrument No. 20011025-0116872, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chase D. Cox and Cala A. Cox, husband and wife by Warranty Deed from Barbara D. Moore-Chapman and husband Marcus P. Moore, dated January 29, 2010 and filed in Instrument Number 20100204-0008801, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Instrument No. 20010920-0101745 and Instrument Number 20011025-0116872, Register's Office for said County.
Restrictive Covenants of record in Instrument Number 20010724-0078292, Register's Office for said County.
Easement of record in Instrument Number 20001220-0124666, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1321 Weeping Cherry Lane, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 19th day of March, 2014.

Chase D. Cox by Cala A. Cox his attorney-in-fact
Chase D. Cox by Cala A. Cox
his attorney-in-fact

Cala A. Cox
Cala A. Cox

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cala A. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Chase D. Cox, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20140321-0023387, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 19th day of March, 2014.

Tracey Trumphour
Notary Public
My commission expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cala A. Cox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of March, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

~~RETURN TO~~:
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**