BILL GARRETT, Davidson County
Trans:T20140021161 DEEDWARR
Recvd: 03/31/14 09:42 2 pgs
Fees:13.00 Taxes:452.88
20140331-0026071

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $122,400.00. Affiant Subscribed and sworn to before me, this the 27th day of March, 2014. Notary Public My commission expires: 8/23/16

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Darcia Gresham	New Owner	
461 Cumberland		103-16-0-E-020.00CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CARRIE M. BAIN NKA CARRIE COX, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARCIA GRESHAM, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Unit 20 on the Plan of Whitland Place Condominium, of record in Plat Book 5200, Page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carrie M. Bain, unmarried by Warranty Deed from Paul Hineman, unmarried, of record in Instrument No. 20080721-0074831, Register's Office for Davidson County, Tennessee, dated July 18, 2008 and recorded on July 21, 2008.
Power of Attorney of record in Instrument 20140331-0026070, said Register's Office.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3901 Whitland Ave. #20, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of March, 2014.

Carrie M. Bain NKA Carrie Cox

Carrie M. Bain NKA Carrie Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carrie M. Bain NKA Carrie Cox , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Robert Edward Cox, Jr., spouse of Carrie Cox, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Robert Edward Cox, Jr., by Carrie Cox as Attorney in Fact

Robert Edward Cox, Jr., by Carrie Cox
as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2014, before me personally appeared Carrie Cox, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Edward Cox, Jr., as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Robert Edward Cox, Jr.

Witness my hand and seal this 27th day of March, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY