BILL GARRETT, Davidson County
Trans:T20140023428 DEEDWARR
Recvd: 04/07/14 14:46 3 pgs
Fees:18.00 Taxes:414.40
20140407-0028985

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $112,000.00. Affiant Subscribed and sworn to before me, this the 4th day of April, 2014. Notary Public My commission expires: 7-3-17

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:
James Privett		
5719 Cloverland Drive	NEW OWNER	171-00-0-085.00
Brentwood, TN 37027		

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, **CHRISTOPHER F. COXEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES PRIVETT, MARRIED,** 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 the 6th, formerly the 8th, Civil District of said County, described as follows:

Beginning at a point in the center of Hardscuffle Road 2792.2 feet easterly from the Davidson and Williamson County line; thence South 4 degrees 45 feet West 340 feet, more or less, to a point in the northern boundary of a tract of land owned by Miles Easley; thence with Easley's northern boundary, South 85 degrees East 106 feet to a point one-quarter of a mile from the Davidson and Williamson County line; thence with the western boundary line of a tract owned by Jesse M. Williams, North 4 degrees 45 feet East 345 feet to a point in the center of Hardscuffle Road; thence with the center of said Road westwardly 106 feet to the beginning, containing 8/10th of an acre, more or less.

Being the same property previously conveyed to Frelon E. Larkin and wife, Erma Louise Larking by Warranty Deed from W. W. McMahon and wife, Mary Buchanan McMahon of record in Book 1537, page 273, in the Register's Office for Davidson County, Tennessee, dated October 9, 1947 and recorded October 22, 1947.

Erma Larkin Johnson aka Erma Louise Ray Larkin died July 29, 2006, her estate administered through Davidson County Tennessee Probate Court, Docket No. 06P1757. Per the Codicil to Last Will and Testament of Erma L. Johnson devised to a Supplemental Needs Trust for the benefit of Peggy R. Coxey with Edward Coxey as the Trustee.

Being the same property conveyed to Edward Coxey, Jr., Trustee for the Erma L. Johnson Testamentary Trust for the benefit of the Deceased' s daughter, Perry Coxey, by Executor Quitclaim Deed from Edward Coxey, Jr., Executor of the Estate of Erma Johnson, recorded as Instrument No. 20080408-0035362, in the Register's Office for Davidson County, Tennessee, dated April 7, 2008 and recorded April 8, 2008.

Peggy R. Coxey died December 19, 2008, her will admitted to probate for Muniment of Title to Real Estate in Davidson County Tennessee Probate Court, Docket No. 11P431.

Being the same property conveyed to Edward J. Coxey, Jr., beneficiary of the Residuary Estate of Peggy R. Coxey by Trustee's Quitclaim Deed from Trustee Edward J. Coxey, Jr., recorded as Instrument No. 20110429-0032954, in the Register's Office for Davidson County, Tennessee, dated April 28, 2011 and recorded April 29, 2011.

NOTE: Affidavits of Heirship recorded as Instrument No. 20130910-0095278 and Instrument No. 20130910-0095279 with Scrivener's Affidavit and Certificate of Correction recorded as Instrument No. 20130924-0100155, in the Register's Office for Davidson County, Tennessee state that Edward John Coxey, Jr. died intestate on April 16, 2012, leaving his son, Christopher Coxey as his only heir and that he was pre-deceased by his spouse, Peggy R. Coxey. (These affidavits were prepared for other property.)

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 5719 Cloverland Drive, Brentwood, TN 37027.

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.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of April, 2014.

Christopher F. Coxey

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 Christopher F. Coxey, 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 4th day of April, 2014.



Notary Public