# WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/24/15 (AFFIX SEAL)

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

BILL GARRETT, Davidson County
Trans: T20140060749 DEEDWARR
Recvd: 08/18/14 11:43 2 pgs
Fees: 13.00 Taxes: 518.00

20140818-0074558

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brittney R. Cox | Brittney R. Cox | 17601002600 |
| (NAME) | (NAME) | |
| 3812 Round Rock Dr. | 3812 Round Rock | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Melissa A. Avendano an unmarried person and Sergio M. Gonzalez an umarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brittney R. Cox an unmarried woman, and Jocques R. Coleman an unmarried man, 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:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 112 on the Plan of Hickory Woods, Section A, as of Record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 112 on the Plan of Hickory Woods, Section A, as of Record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melissa A. Avendano, an unmarried person and Sergio M. Gonzalez, an unmarried person by Warranty Deed dated 11/21/2003 from Jack Jones and wife, Katrena Jones of record in Instrument 200312020173444, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3812 Round Rock, Antioch, TN 37013

(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 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 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 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 our hands this ~~30th day of July, 2014~~. 2nd day of August, 2014 MA

Melissa A. Avendano

Sergio M. Gonzalez by Melissa Avendano his attorney-in-fact By Melissa A Avendano attorney in fact

STATE OF California
COUNTY OF Orange

Personally appeared before me, Melissa A. Avendano on her behalf, and Melissa Avendano on behalf of Sergio M. Gonzalez as his attorney-in-fact for the purpose(s) contained herein.

Witness my hand and official seal at Brea, Ca this 2nd day of August, 2014. AG

Commission expires: Feb. 13 2018

Notary Public

ALINA NICOLE GARCIA
COMM. # 2057629
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES FEB. 13, 2018

AG