WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062302 DEEDWARR
Recvd: 08/22/14 10:29 2 pgs
Fees:13.00 Taxes:758.50

20140822-0076676

R-VRES-14-5025-5D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Wigger	**Same as New Owner**	
(NAME)	(NAME)	
5531 Granny White Pike		**131-01-0D-029.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CAROLINE COX, MARRIED; AND SUSAN COX, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMY WIGGER, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 29 on the Plan of Georgetown Apartments, a Condominium, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .519% interest in the common elements of 5025 Hillsboro Homeowners Association as described in Master Deed and Bylaws of record in Book 5211, Page 325, et seq., Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said Unit. Unit No. 29 is also known as Apartment No. 5-D.

Being the same property conveyed to Caroline Cox, unmarried, and Susan Cox, married by deed from William E. Conn of record in Instrument No. 20060531-0063757 Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on May 31, 2006.

The above-described property has never been the marital residence of either grantor herein.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- Instruments of record in Book 5211, Page (s) 325 and 345, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee for Master Deed of record in Book 10225, Page 413, Instrument No. 20100505-0033908 and Instrument No. 20120823-0076049, in the Register's Office for Davidson County, Tennessee.
- Charter of 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.
- Easement for overhead lines of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Easement for water and sewer services of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20110620-0047283, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20060531-0063757 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike, Unit 5 D, Nashville, Tennessee 37215**.

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 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 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 my/our hand(s) this the 21st DAY OF AUGUST, 2014.

Caroline Cox by John Gleaves as Attorney in Fact

Susan Cox by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE COX AND SUSAN COX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

State of TN
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN GLEAVES** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf **CAROLINE COX** and acknowledged that he/she executed the same as the free act and deed of the said **CAROLINE COX.**

Witness my hand and official seal at Nashville, TN on this the 21st day of August, 2014.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN GLEAVES** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf **SUSAN COX** and acknowledged that he/she executed the same as the free act and deed of the said **SUSAN COX.**

Witness my hand and official seal at Nashville, TN on this the 21st day of August, 2014.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY