WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2014

Notary Public:

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James Neal Latham	CMG Mortgage, Inc.	Parcel ID:
112 Castaway Court	3160 Crow Canyon Rd; Ste 400	13603002700
Nashville, TN 37217	San Ramon, CA 94583	

FOR AND IN 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

Kevin E. Cox and wife, LaTisha Cox

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James Neal Latham and wife, Sherri LaRue-Latham

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:

BEING Lot No. 122, on the Plan of Priest Lake Park, Section Two, as shown by Plat of record in Plat Book 4175, Pages 56, 57, and 58, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kevin E. Cox, a single man, by deed from US Bank National Association as Trustee for Credit Suisse First Boston HEAT 2005-4, of record in Instrument 20071015-0121942, Register's Office for said County, dated July 27, 2007.

This conveyance is subject to Restrictions of record in Book 4317, Page 17, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 56-58, said Register's Office.

LaTisha Cox joins in this conveyance for the purpose of conveying any interst she may have in said property, particularly martial interest.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 112 Castaway Court, Nashville, TN 37217

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 my hand this 10th day of October, 2014.

Kevin E. Cox

LaTisha Cox

BILL GARRETT, Davidson County
Trans: T20140077662 DEEDWARR
Recvd: 10/15/14 11:13 2 pgs
Fees: 13.00 Taxes: 583.12

20141015-0095184

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin E. Cox and wife, LaTisha Cox, 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 at Nashville, Tennessee, this 10th day of October, 2014.

My Commission Expires: 8/23/16

Notary Public

