Davidson County DEEDWARR
Recvd: 11/07/14 11:49 2 pgs
Fees:13.00 Taxes:277.50
20141107-0103075

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of November, 2014, by and between Katherine D Swartz and husband Jared Benjamin Jones, party of the first part, and Jeremy B Cox, ~~xxxxxxxxx~~, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 59-B, on the Plan of Zone Lot Division Lot 59 of Dreamland Estates Southeast Section 2, as shown by plat appearing of record in Plat Book 6250, Page 808, amending Plat Book 5200, Page 648 of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete details of said lot.

Being all or part of the same property conveyed to Katherine D. Swartz, by virtue of that certain Warranty Deed dated October 12, 2007, at Instrument No. 20071018-0123716 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: existing restrictions recorded in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Katherine D Swartz

Jared Benjamin Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Katherine D Swartz and Jared Benjamin Jones, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of November, 2014.

Ashlee D. Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	~~Jeremy Cox~~ Jeremy B Cox, 923 Ilawood Dr, Nashville, TN 37211
Tax Parcel No	16213025300
Property Address:	923 Ilawood Drive Nashville, TN 37211
MAIL TAX BILLS TO:	Regions Mortgage PO Box 2153, Birmingham, AL 35287-2520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jeremy Cox
AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of November, 2014.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18