BILL GARRETT, Davidson County
Trans:T20140091762 DEEDWARR
Recvd: 12/08/14 15:07 2 pgs
Fees:13.00 Taxes:1135.90
20141208-0112365

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1564

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Cox Sandee Cox 415 Church Street Nashville, TN 37219	New Owner	93-6-1J-154.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $307,000.00

Affiant

Subscribed and sworn to before me, this the 12 day of December, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Michael Wyatt Coffey and wife Christine Graham Coffey,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Cox and Sandee Cox, husband and wife,** 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:

A certain condominium apartment known as Unit No. 2002 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833, as revised and amended in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592 and in Instrument No. 20140128-0007721; as corrected by Scrivener's Affidavit of record in Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Wyatt Coffey and wife, Christine Graham Coffey by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company dated November 7, 2006, recorded November 8, 2006, of record in Instrument No. 20061108-0139140; as re-recorded and corrected in Instrument No. 20070117-0007042, Register's Office for Davidson County, Tennessee.

This is improved property located at: **415 Church Street, #2002, Nashville, TN 37219**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. The 2014 property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of **December, 2014.**

GRANTOR(S)

Michael Wyatt Coffey

Christine Graham Coffey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael Wyatt Coffey and Christine Graham Coffey** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 5th day of **December, 2014.**

Notary Public
My Commission Expires:
6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015