# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

G-VRES-14-3611

**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) |
|---|---|---|
| **Aubrey B. Harwell, Trustee** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **150 4th Avenue N, Suite 2000** | | **118-13 194.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37219** | | |
| (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 **STEPHANIE A. COX AND DEBRA SUZANNE HERRON, BOTH UNMARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AUBREY B. HARWELL, TRUSTEE OF THE LAND TRUST AGREEMENT U/A/D DECEMBER 1, 2014,** 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:

Land in Davidson County, Tennessee, being Lot 35, GREEN ACRES, as shown on plat of record in Plat Book 1424, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from J. Michael Morgan, Trustee to Stephanie A. Cox, unmarried, and Debra Suzanne Herron, unmarried, as joint tenants with right of survivorship as recorded on the 18th day of February, 2009 in Instrument No. 20090218-0013814; Quitclaim Deed from J. Michael Morgan, Trustee to Stephanie A. Cox, unmarried, and Debra Suzanne Herron, unmarried as recorded on the 27th day of January, 2009 in Instrument No. 20090127-0007172 and Warranty Deed from Karen L. Kirk Callis, unmarried to Stephanie A. Cox, unmarried as recorded on the 23rd day of September, 1996 in Deed Book 10198, Page 474, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN ACRES, as recorded in Plat Book 1424, Page(s) 21.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3611 Wilbur Place, Nashville, Tennessee 37204**.

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.

BILL GARRETT, Davidson County
Trans:T20150004930 DEEDWARR
Recvd: 01/21/15 10:07 2 pgs
Fees:13.00 Taxes:1424.50
20150121-0005776

Witness my/our hand(s) this the 15th DAY OF JANUARY, 2015.

Stephanie A. Cox

Debra Suzanne Herron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE A. COX AND DEBRA SUZANNE HERRON, 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 15th of January, 2015.

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