BILL GARRETT, Davidson County
Trans:T20150018340 DEEDWARR
Recvd: 03/13/15 09:46 2 pgs
Fees:13.00 Taxes:1554.00
20150313-0021645

WARRANTY DEED

2015-138

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Destiny L. Holmes
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of February, 2015.

April Nichols
Notary Public

(Affix Seal)
My Commission Expires: 6.28.15

APRIL NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tungee Cox 380 Harding Place, #R4 Nashville, TN 37211	SAME	091.10-0-270.00 091.10-0-269.00 091.10-0-268.00 091.10-0-267.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Shearon (now deceased) and wife, Ruth Shearon**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tungee Cox, unmarried**, 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:

The land with all the buildings and improvements thereon, situated at 512, 514, 516, 518 Snyder Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Tract 1: 512 Snyder Avenue, Nashville, TN 37209/Map and Parcel: 091.10-0-270.00

Being part of Lot No. 11 on the Plan of B. F. Cockrill Farm, as of record in Book 161, pages 134 and 135, Register's Office for said County.

BEGINNING in the centerline of Slider Avenue at the northwest corner of the property of Ira B. Hooper and wife, of record in Book 1036, page 59; thence with the centerline of said Avenue, northerly 50 feet; thence leaving said Avenue, south 69-3/4° east 161 feet to the northwest corner of the Granville H. Hooper and wife lot; in Book 4533, page 23; thence along his westerly line south 20-1/4° west 50 feet to the northerly line of Ira B. Hooper lot; thence along said line, north 69-3/4° west 161 feet to the point of beginning.

Being the same property conveyed to James Shearon (now deceased) and wife, Ruth Shearon by Warranty Deed dated September 22, 1971 and recorded September 22, 1971 in Book 4539, page 143, Register's Office for Davidson County, Tennessee.

Tract 2: 514 Snyder Avenue, Nashville, TN 37209/Map and Parcel: 091.10-0-269.00

BEGINNING in the center of Snyder Avenue formerly Foster Avenue, at the northwest corner of the property conveyed to Homer B. House and wife, by deed from C. A. Hays and wife, of record in Book 1278, page 210, said Register's Office; thence with the center of said Avenue, northwardly 50 feet to the southwest corner of the property conveyed to Pollard S. Hartley and wife, by deed from C. A. Hays and wife, of record in Bock 1278, page 299, Register's Office for said county; thence with said Hartley's southerly line, south 69-3/4° east 350 feet to the westerly line of Lot No. 6; thence with said line, South 20-1/4° West 50 feet to the northeast corner of said House property; thence with the northerly line of the same, north 69-3/4° west 350 feet to the beginning.

Being the same property conveyed to James B. Shearon (now deceased) and wife, Ruth Shearon from Jack C. Colvin and wife, Susie Pauline Colvin by Warranty Deed dated June 22, 1972 and recorded June 22, 1972, in Book 4612, page 707, Register's Office for Davidson County, Tennessee.

Tract 3: 516 Snyder Avenue, Nashville, TN 37209/Map and Parcel: 091.10-0-268.00

Being parts of Lots No. 10 and 11 on the Plan of B.F. Cockrill Farms, as of record in Book 161, pages 134 and 135, Register's Office for Davidson County, Tennessee and further described as follows:

BEGINNING in the center of Foster Avenue, 100 feet north of the northwest corner of the property conveyed to Ira B. Hooper and wife, by deed from W. A. Gailey and wife, as of record in Book 1036, page 59, Register's Office; thence with the center of said Avenue, northwardly 49.4 feet; thence south 69 and 3/4 degrees east 350 feet to the westerly line of Lot No. 8; thence with the westerly line of Lots Nos. 8 and 6, south 20 1/4 degrees west 49.4 feet; thence north 69 and 3/4 degrees west 350 feet to the beginning.

Being the same property conveyed to James B. Shearon (now deceased) and wife, Ruth Shearon from Jas E. Covington, Clerk and Master by Deed dated December 8, 1966 and recorded December 8, 1966 in Book 4084, page 743, Register's Office for Davidson County, Tennessee.

Tract 4: 518 Snyder Avenue, Nashville, TN 37209/Map and Parcel: 091-10-0-267.00

Being part of lot No. 10 on the Plan of the B. P. Cookrill Farm, as of record to Book 161, page 134 and 135, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning in the center of Foster Avenue, 149.4 feet north of the northwest corner of the property conveyed to Ira B. Hooper and wife, by deed from W. A. Gailey and wife of record in Book 1036, page 69, said Register's Office; thence with the cantor of said Avenue, northwardly 50 feet; thence south 69 3/4 degs east 350 feet to the westerly line of lot No 8; thence with said, south 20 1/4 degs west 50 feet; thence north 69 3/4 degs west 350 feet to the beginning.

Being the same property conveyed to James B. Shearon (now deceased) and wife, Ruth R. Shearon from Talmadge Johnson and wife, Emogene Johnson by Deed dated April 12, 1951 and recorded April 13, 1951 in Book 1970, page 140, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is ( ) improved property know as 512, 514, 516, 518 Snyder Avenue, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 20th day of February, 2015

Ruth Shearon

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Ruth Shearon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 20th day of February, 2015.

Notary Public
My Commission Expires: 6-28-15

