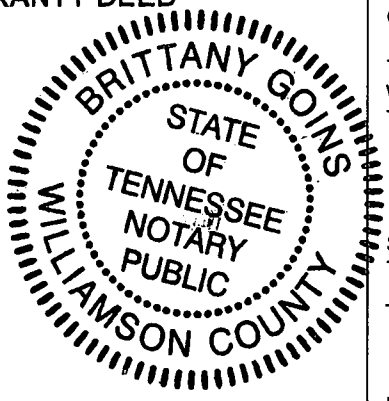
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 4-7-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kurt Treangen	New owner	126 16 0A 625.00
(NAME)	(NAME)	
7449 Riverland Dr		
(ADDRESS)	(ADDRESS)	
Nashville 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Nine Thousand Five Hundred And No/100 Dollars ($239,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Isaiac Joseph Cox and Kelli D. Cox, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kurt Treangen**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 380 on the Plan of Final Plat, Riverwalk, Phase 4-C, as shown by plat appearing of record in Instrument No. 200603280035052, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelli D. Brian by Warranty Deed from The Craig Company, a Tennessee Corporation dated March 27, 2007 and recorded April 02, 2007 in Instrument No. 20070402-0038833 in the said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kelli D. Cox, a married woman and Isaiac Joseph Cox, a married man, tenants by the entirety by Quitclaim Deed from Kelli D. Cox, f/k/a Kelli D. Brian dated December 22, 2011 and recorded January 18, 2012 in Instrument No. 20120118-0004921 in the said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150036236 DEEDWARR
Recvd: 05/11/15 12:54 2 pgs
Fees:13.00 Taxes:886.15
20150511-0042957

File Number: GRN-151486

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7449 Riverland Dr, Nashville, TN 37221

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, has 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 our hands this 1st day of May, 2015.

Isaiac Joseph Cox, by his Attorney-in-Fact
Isaiac Joseph Cox by J. Wayne Thomas, his attorney in fact

Kelli D. Cox, by her Attorney-in-Fact
Kelli D. Cox by J. Wayne Thomas, her attorney in fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared J. Wayne Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Isaiac Joseph Cox, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of _____, for the purposes therein contained.

Kellie DCox

Witness my hand and official seal, this the 1st of May, 2015.

Notary Public

My Commission Expires:

(SEAL)

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

File Number: GRN-151486