BILL GARRETT, Davidson County
Trans: T20150076228 DEEDWARR
Recvd: 09/08/15 12:49 2 pgs
Fees: 13.00 Taxes: 566.10
20150908-0091064

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MID-1783

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $153,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2015.

Notary Public:

My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires APRIL 28, 2019

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Linda Sue Cox 3403 Harpeth Springs Drive Nashville, TN 37221	Churchill Mtg.Corp., / New Owner 761 Old Hickory Blvd., Suite#400 Brentwood, TN 37027	141060D15300CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Suzanne Elliot, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Linda Sue Cox, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 153 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Suzanne Elliot, unmarried, by Quitclaim Deed from Zsolt David, unmarried, dated February 12, 2013, recorded February 14, 2013 in Instrument No. 20130214-0015003, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Suzanne Elliot and Zsolt David, wife and husband, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated December 17, 2004, recorded December 30, 2004 in Instrument No. 20041230-0154356, Register's Office for Davidson County, Tennessee.

This property is subject to:

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3403 Harpeth Springs Drive, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 3rd day of September, 2015.

Suzanne Elliot

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Suzanne Elliot , the bargainor(s), 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 3rd day of September, 2015.

Commission Expires: 04/24/19

Notary Public: Gregory D. Vadner

