BILL GARRETT, Davidson County
Trans: T20150080489 DEEDWARR
Recvd: 09/22/15 09:42 2 pgs
Fees: 13.00 Taxes: 592.00

20150922-0096096

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Cox, and Kyle J. Cox, husband and wife	F & M Bank	04213007000
	(NAME)	
202 Port Drive	P O BOX 451	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Claude E. Wair, Jr., unmarried, and Karen L. Scott, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sarah Cox, and Kyle J. Cox, husband and wife, hereinafter called the Grantees, 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(S) 100, AS SHOWN ON THE MAP ENTITLED THE PLAN OF SHERRY HEIGHTS, SECTION III, OF RECORD IN BOOK 2331, PAGES 127 AND 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. (ERRONEOUSLY STATED AS PAGES 127 AND 128 ON PREVIOUS DEED AND CORRECTED BY SCRIVENER'S AFFIDAVIT IN INST. 20150917009486, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE),

BEING THE SAME PROPERTY CONVEYED TO CLAUDE E. WAIR, JR., UNMARRIED, AND KAREN L. SCOTT, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY DEED FROM KIM EDMONDS AND ANNA MORGAN, IN THEIR CAPACITY AS CO-CONSERVATORS FOR NANCY KRECH PURSUANT TO ORDER IN RE: CONSERVATORSHIP OF NANCY JEAN KRECH FILED IN THE SEVENTH COURT FOR DAVIDSON COUNTY, TENNESSEE, (PROBATE DIVISION) IN DOCKET #09P1563, OF RECORD BY INSTRUMENT NO. 20150130-0009106, REGISTER'S OFFICE FOR DAVIDSON COUNTY,
TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 202 Port Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 17th day of September, 2015.

WARRANTY DEED
(Continued)

Claude E. Wair, Jr.

Karen L. Scott

Karren L. Scott

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claude E. Wair, Jr., unmarried, and Karen L. Scott, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072