# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083214 DEEDWARR
Recvd: 09/30/15 13:17 2 pgs
Fees:13.00 Taxes:425.50
20150930-0099346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 6, 2019

**THIS INSTRUMENT WAS PREPARED BY**
**The Closing Company Title & Escrow LLC**
**8005 Church Street E, Ste 201**
**Brentwood, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Brock W. Daly, Sr.** | SAME AS OWNER | **119-10-5.00** |
| (NAME) | (NAME) | |
| **112 Winged Foot Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Franklin, TN 37069** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BERNICE T. COX, TRUSTEE OF THE PAUL A. COX, SR. AND BERNICE T. COX LIVING TRUST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROCK W. DALY, SR., MARRIED** 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 Lot No. 16 on the Map of Nolensville Heights as of record in Book 2083, page 80, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of St. Edwards Drive at the corner of Lots Nos. 15 and 16; thence with the line between said two lots southwestwardly 195.8 feet; thence South 84 deg. 17' East 50 feet; thence South 4 deg. 25' West 45 feet to the line between Lots Nos. 16 and 17; thence with the line between said two lots northwestwardly 191.8 feet to the southwesterly margin of St. Edwards Drive; thence with said Drive northwestwardly 93.4 feet to the beginning.

Being the same property conveyed to The Paul A. Cox Sr. and Bernice T. Cox Living Trust, dated April 10, 2013, recorded April 10, 2013 as Instrument Number 20130410-0035479, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **2805 St. Edwards Drive** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37211** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2015 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 2083, page 80, said Register's Office and (c) Restrictions of record in Book 2277, page 349, said Register's Office.

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 hand this** 25 day of September, 2015.

**The Paul A. Cox, Sr. and Bernice T. Cox Living Trust**

**By:** Bernice T. Cox
**Bernice T. Cox, Trustee**

**ACKNOWLEDGMENT**

**STATE OF VIRGINIA**
**COUNTY OF** HANOVER

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Bernice T. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Paul A. Cox, Sr. and Bernice T. Cox Living Trust (the "Trust"), and that as such Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal at Ashland, Virginia this 25th day of September, 2015.

Commission expires: 7-31-2017

Debra K Samuels
Notary Public

DEBRA K. SAMUELS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2017
COMMISSION # 303820