BILL GARRETT, Davidson County
Trans: T20150096421 DEEDWARR
Recvd: 11/12/15 14:03 2 pgs
Fees: 13.00 Taxes: 632.70
20151112-0115098

WARRANTY DEED

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF NOVEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-20-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1556B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anthony M. Mira	F+M Bank	074-04-0-025.00
122 Jacksonian Drive	1639 Medical Center Pky	
Hermitage, TN 37076-1822	Murfreesboro, TN 3729	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LARRY COX, A MARRIED MAN*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTHONY M. MIRA, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 1060 on the Plan of Section Ten, Hermitage Hills (erroneously referred to in prior deeds) of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cynthia Lynn (Hartley) Thompson by Quitclaim deed from Timothy Carl Thompson of record in Instrument No. 20020924-0116220 Register's Office for Davidson County, Tennessee, dated September 24, 2002 and recorded on September 24, 2002.

Being the same property conveyed to Daryl Spicer by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee of record in Instrument No. 20150708-0066197 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 08, 2015.

Being the same property conveyed to Larry Cox by Quitclaim deed from Daryl Spicer of record in Instrument No. 20150708-0066199 Register's Office for Davidson County, Tennessee, dated July 02, 2015 and recorded on July 08, 2015.

***THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

A. Taxes for the year 2016 a lien, not yet due and payable.

B. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee.

C. Restrictions of record in Book 3765, Page 134, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is property known as 122 Jacksonian Drive, Hermitage, TN 37076-1822

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 6th day of November, 2015.

Larry Cox

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LARRY COX, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of November, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1556B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027