WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013247 DEEDWARR
Recvd: 02/17/16 15:09 2 pgs
Fees:13.00 Taxes:277.50
20160217-0015154

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
John Cox	John Cox	096-16-0-144.00
(NAME)	(NAME)	
415 Church St., 2002	415 Church St., 2002	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37219	
(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, **Southeast Financial Credit Union,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Cox and wife, Sandra Cox,** 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 250-A, ZONE LOT DIVISION OF LOTS 248, 249, 250, 251, 252 AND 253 ON THE PLAN OF LARCHWOOD, as shown on plat of record in Book 5200, Page 540 and revised in Book 6250, Page 524, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cheryl S. Becker, unmarried, by Warranty Deed from Richard A. Stickley, unmarried, recorded on October 13, 1998, of record in Book 11154, page 806, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Southeast Financial Credit Union by Deed in Lieu of Foreclosure from Cheryl S. Becker, Unmarried, dated November 30, 2015, of record in Instrument No. 20151210-0124507, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 5200, page 540, revised in Book 6250, page 524, and Restrictions of record in Book 6076, page 69, amended in Book 6122, page 482, and corrected in Book 6497, page 956, all of record in the Register's Office for Davidson County, Tennessee.

improved ☐

This is improved ☑ property, known as 3300 Percy Priest Dr., Nashville, TN 37214

(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 hands this 10th day of February, 2016.

SOUTHEAST FINANCIAL CREDIT UNION

Timothy Mortimer
Vice-President, Collections

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Timothy J. Mortimer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President - Collections of Southeast Financial Credit Union and that he as such Vice-President of Collections executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Vice-President of Collections.

WITNESS my hand and official at Franklin, Tennessee, seal this 10th day of February, 2016.

Notary Public
My Commission Expires: 6-4-17

File No.: 22276

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017