WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160018548 DEEDWARR
Recvd: 03/07/16 14:15 2 pgs
Fees:13.00 Taxes:773.30
20160307-0021696

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S) COUNTY
Randall Cox	Volunteer Mortgage Inc.	60-7-61
(NAME)	(NAME)	
3005 Stanwyck Drive	One Vantage Way, Ste. E240	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160159

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/we, B & N Construction, LLC, a Tennessee limited liability company , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Randall Cox, a single man, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 44 on the Plat of Sec. I, Hillhurst Acres, which is of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, to which record reference is hereby made and more particularly described as follows:

BEGINNING at a point in the northwesterly margin of Stanwyck Drive at the corner of Lots No. 44 and 45; thence with the line between said lots, northwesterly 210 feet to a point; thence southwesterly 90 feet to a corner of Lot No. 42; thence with the line between Lots No. 42 and 44; southerly 99.9 feet to a corner of Lot No. 43; thence with the line between Lots No. 43 and 44, southeasterly 130 feet to margin of Stanwyck Drive; thence with the margin of the same, northeasterly 111.3 feet to the point of beginning.

Being the same property conveyed to B & N Construction, LLC, a Tennessee limited liability company by deed from Terrance Bernard Puma, dated July 7, 2015, of record in Instrument No. 20150708-0066234, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3005 Stanwyck Drive, Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of March, 2016

B & N Construction, LLC

BY: _____
Tony L. Newberry, Member

BY: _____
Charles E. Ballentine, Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tony L. Newberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of B & N Construction, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 3rd of ~~March~~, 2016.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles E. Ballentine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of B & N Construction, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 3rd of ~~March~~, 2016.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY