WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/16 14:23 3 pgs
Fees:18.00 Taxes:55.50
20160314-0024091

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC KIMBERLY PERRY My Comm Exp FEBRUARY 2, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arete, LLC	Arete, LLC	081-16-0-327.00
(NAME)	(NAME)	
2000 Mallory Lane, Suite 130-58	2000 Mallory Lane, Suite 130-58	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Leroy Cox and wife, Rose Cox**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Arete, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 part of Lot No. 39 on the Plan of McGavock's Plan of Lots, as of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning at the southeasterly corner of Scovel Street and 14th Avenue North; thence along the south margin of the property condemned by the State of Tennessee in the 6th Circuit Court of Davidson County, Tennessee, copy recorded in Book 4282, Page 323, south 76 degrees 48 minutes 45 seconds east 68.11 feet to a point in the line between Lots 39 and 40; thence southerly with the line of said lots, 70.83 feet to a point; thence leaving said line, south 73 degrees 04 minutes 28 seconds west 34 feet to a point; thence southerly 45 feet to a point in the northerly martin of an alley; thence westerly with the alley 25 feet to the northeasterly corner of said alley and 14th Avenue North; Thence along the margin of said Avenue, north 16 degrees 47 minutes 15 seconds West 150 feet to the point of beginning.

Being the same property conveyed to Leroy Cox and wife, Rose Cox by Warranty Deed from Sam Spicer, a single man, dated 08/26/1970, recorded 08/26/1970 of record in Book 4441, Page 203, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to: All matters shown on the plat of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 1219 Scovel Street, Nashville, TN 37208
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 4th day of March, 2016.

Leroy Cox

Rose Cox

State of Tennessee
County of Wilson

Personally appeared before me Leroy Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of March, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

State of Tennessee
County of Davidson

Personally appeared before me, Rose Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 11 day of March, 2016.

Notary Public

GUILLERMO ALONZO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

7/2/18
My Commission Expires:

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

