Return To: 16-0126
Star Title, LLC
N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160039148 DEEDWARR
Recvd: 05/11/16 09:41 2 pgs
Fees:13.00 Taxes:788.10
20160511-0046669

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
David E. Cox
1407 Greenland Avenue
Nashville, TN 37216

MORTGAGEE

SEND TAX BILLS
Mortgagee- CMA
19045 E. Valley View Pkwy Ste F
Independence, MO
64055

MAP-PARCEL:
MAP 061 16 0
PARCEL 346.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Katie Marie Kincaid Woodson, Carolyn Patricia Kincaid Chessor, Barbara Carmel Kincaid and Marie R. Kincaid Dingle,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David E. Cox and Barbara D. Cox, husband and wife as joint tenants,** 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 the southerly one half of Lot 13 of Block "B" on the Plan of Country Club Estates of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a complete and accurate description thereof.

Said part of Lot No. 13 fronts 50 feet on the easterly side of Willmeta Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Katie Marie Kincaid Woodson, Carolyn Patricia Kincaid Chessor and Barbara Carmel Kincaid by Quitclaim Deed from Marie R. Kincaid Dingle, subject to a life estate interest retained in Marie R. Kincaid Dingle, dated February 4, 1980, of record in Book 5562, Page 556, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; easements, covenants conditions and all matters and notes as shown on the Plat of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1407 Greenland Avenue Nashville, TN 37216.**

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 our hands this 29th day of April, 2016.

Katie Marie Kincaid Woodson
Katie Marie Kincaid Woodson

Barbara Carmel Kincaid
Barbara Carmel Kincaid

Marie R Kincaid Dingle
Marie R. Kincaid Dingle

Carolyn Patricia Kincaid Chessor
Attorney In Fact - Katie Marie Kincaid Woodson
Carolyn Patricia Kincaid Chessor
By: Katie Marie Kincaid Woodson
Attorney-in-Fact, pursuant to Limited Power of Attorney of record in Instrument No. 20160511-0046668,
Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Katie Marie Kincaid Woodson, Barbara Carmel Kincaid and Marie R. Kincaid Dingle, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2016.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Katie Marie Kincaid Woodson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Carolyn Patricia Kincaid Chessor and who acknowledged that he/she executed the same as the free act and deed of Carolyn Patricia Kincaid Chessor.

Witness my hand and official seal this 29th day of April, 2016.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

The actual consideration or value, whichever is greater for this transfer is $213,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of April, 2016.

NOTARY PUBLIC

KIMBERLY BEARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2019

My Commission Expires: