BILL GARRETT, Davidson County
Trans:T20160048435 DEEDWARR
Recvd: 06/08/16 12:12 2 pgs
Fees:13.00 Taxes:758.50

20160608-0057902

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $***205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Cox	Same	173-09-0A/363.00
(NAME)	(NAME)	
7039 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Toum Stacy,** unmarried hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Cox, and wife, *** 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:

***Andrea Miller-Cox**

Land in Davidson County, Tennessee, being Lot No. 297 as shown on the Plan of Lenox Village, Phase Five, of record as instrument No. 200501200007427 in the Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Toum Stacy, married by deed from Janice Hamilton fka Janice C. Scott and husband Tom Hamilton dated August 31,2011 and filed for record September 12, 2011 as Instrument No. 20110912-0070449 in the Register's Office for Davidson County, Tennessee and further conveyed to Toum Stacy, unmarried by J. Robert Stacy, unmarried to convey and and all interest marital or otherwise by Quitclaim Deed dated May 20, 2016 and filed for record as Instrument No. 20160608-0057901 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument No. 20050120-0007427 in the Register's Office for Davidson County, Tennessee.

Subject to covenants, conditions and restrictions of record in Instrument No. 20020315-0032825 and Instrument No. 20040526-0062221, Instrument NO. 200203315-0032825, Instrument No. 20021226-0158458, Instrument No. 20040526-00622220, Instrument No. 20050113-0006133, Instrument No. 20070103-0001284 and Instrument No. 20070930-0104306, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes for the current year have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☑ property, known as 7039 Sunnywood Drive, Nashville, TN 37211

(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 27th day of May, 2016.

Toum Stacy

State of Tennessee
County of Davidson

Personally appeared before me Toum Stacy, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201605009

STATE OF TENNESSEE NOTARY PUBLIC JACOBS RUTHERFORD CO.