BILL GARRETT, Davidson County
Trans:T20160069720 DEEDWARR
Recvd: 08/11/16 14:15 2 pgs
Fees:13.00 Taxes:599.40
20160811-0083738

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 **$162,000.00**.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2016.

Notary Public

My commission expires: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John T. Cox **Lori A. Cox**	Same As Owner	**Map 095-05-0-B Parcel 002.00co**
2120 Lebanon Pike, Apt 2		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jessica K. Torrento, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John T. Cox and Lori A. Cox, husband 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:

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Easthaven Townhomes, a Planned Unit Development, established by Declaration of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "A-2", to the aforementioned Declaration.

Being the same property conveyed to Jessica K. Torrento, a single woman, by Deed dated August 20, 2014 from Stephen W. Higgins, unmarried, of record in Instrument No. 20140821-0076421 and Scrivener's Affidavit in Instrument No. 20140911-0083406, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions as shown in Instrument No. 20010806-0083543, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office. (3) Charter of Easthaven Townhomes Homeowners' Association, Inc., of record in Instrument No. 20010806-0083542 and as amended in Instrument No. 20020709-0082356, said Register's Office. (4) Conveyance of common area to Easthaven Townhomes Owner's Association, Inc., of record in Instrument No. 20020709-0082358, re-recorded in Instrument No. 20020710-0083021, said Register's Office. (5) Deed of Easement of record in Instrument No. 20031007-0147962, said Register's Office. (6) Storm Water Detention Agreement of record in Instrument No. 20010628-0068559, said Register's Office. (7) Grant of Transmission Line Easements of record in Book 1163, Page 638 and Book 1207, Page 513, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **2120 Lebanon Pike, Apt 2, Nashville, TN 37210**

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 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 hand(s) this 10 day of **August, 2016.**

Jessica K. Torrento

Jessica K. Torrento

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jessica K. Torrento,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of **August, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017