File Box 8

BILL GARRETT, Davidson County
Trans:T20160111991 DEEDWARR
Recvd: 12/20/16 14:05 2 pgs
Fees:13.00 Taxes:1998.00
20161220-0133691

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $540,000.00. Sharon J. Mullin Affiant Subscribed and sworn to before me, this 16th day of December, 2016. Linda Turner Ray Notary Public My Commission Expires: 11/6/17

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows: Tammy J. Kussman 4436 Alcott Drive Nashville, TN 37215	Send Tax Bills To: Regions Mortgage 2050 Pkwy. Office Ctr. A1BH060128 Birmingham, AL 35244	Map-Parcel Number: 130 16 0 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES H. COX AND WIFE, ELLEN W. COX**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TAMMY J. KUSSMAN, unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 19, as shown on the map entitled Hycrest Acres, Section III, of record in Plat Book 2331, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles H. Cox and wife, Ellen W. Cox, by deed from Raymond L. Woosley and wife, Sandra C. Woosley, of record in Book 5335, Page 110, dated August 31, 1978, said Register's Office.

Further being the same property conveyed to Ellen W. Cox, by deed from Charles H. Cox, of record in Book 5412, Page 512, dated March 29, 1979, said Register's Office. See also quitclaim deed in Book 6353, Page 91, dated August 2, 1984, said Register's Office.

Further being the same property conveyed to Charles H. Cox and wife, Ellen W. Cox, by quitclaim deed from Ellen W. Cox, of record in Book 9846, Page 822, dated October 20, 1995, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2331, Page 75, said Register's Office.

This is improved property known as: **4436 Alcott Drive, Nashville, TN 37215.**

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, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of December, 2016.

Charles H. Cox

Ellen W. Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles H. Cox and Ellen W. Cox, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of December, 2016

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____