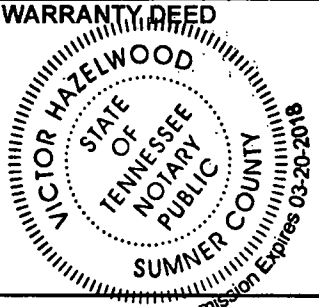
WARRANTY DEED



State of Tennessee
County of _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Marie Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marie Anderson	NEW OWNER	93-6-1J-154
(NAME)	(NAME)	
415 Apt# 2002 Church St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, We, **John Cox and Sandee Cox,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marie Anderson,** _____ 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:

A certain condominium apartment known as Unit No. 2002 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833, as revised and amended in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592 and in Instrument No. 20140128-0007721; as corrected by Scrivener's Affidavit of record in Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Cox and Sandee Cox, by deed of record in Instrument NO. 20141208-0112365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 415 - Apt # 2002 Church Street, Nashville, TN 37219
(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.

BILL GARRETT, Davidson County
Trans: T20160113081 DEEDWARR
Recvd: 12/22/16 13:39 2 pgs
Fees: 13.00 Taxes: 1387.50
20161222-0134904

Witness my/our hands this 16th day of December, 2016.

John Cox

Sandee Cox

State of Tennessee
County of Davidson

Personally appeared before me John Cox and Sandee Cox, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: _____

File No.: 14653

