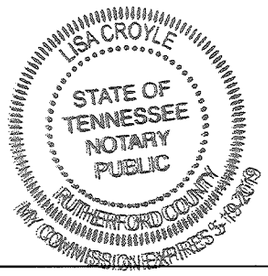
Davidson County DEEDWARR
Recvd: 01/30/17 15:00 3 pgs
Fees:18.00 Taxes:601.25
20170130-0009830

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JANUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5.19.19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2893B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Shannon E. Jones	SWBC Mortgage Corp.	014-00-0-019.01
7176 Harper Road	9311 San Pedro # 100	
Joelton, TN 37080	San Antonio, Tx 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LARRY COX, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHANNON E. JONES, MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land in Davidson County, Tennessee, described as follows, to wit: a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of a part of the A.J. William tract, according to a survey made by Hickerson-Miller, engineers-surveyors, and shown as tract, No. 16 on said survey as follows: Beginning at a point in the Easterly margin of Harper Road, said point being 1879.00 feet North of the center line of Highway Number 112, being the corner of Lots Numbers 16 and 17; thence with the margin of said road, North 2 degrees 13' West 100 feet to a point; thence North 89 degrees 00' East 435 feet to a point; thence South 2 degrees 13' East 100 feet to a point; thence South 89 degrees 00' West 435 feet to the point of beginning.

Being the same property conveyed to Albert H. Dial and wife, Betty J. Dial by Special Warranty deed from H. Michael Bennett, Executor of The Estate of Mildred E. Gary of record in Book 8803, page 246, Register's Office for Davidson County, Tennessee, dated December 01, 1992 and recorded on December 03, 1992.

Being the same property conveyed to Larry Cox by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited partnership, as Substitute Trustee of record in Instrument No. 20160630-0066705 Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on June 30, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Right of Way of Harper Road.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is property known as 7176 Harper Road, Joelton, TN 37080

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 in 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 hand on the 23rd day of January, 2017.

Larry Cox

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Larry Cox,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of January, 2017.

Notary Public

My Commission Expires: 10/2/17

File #: 16-2893B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

L Vaught
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley
Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY