BILL GARRETT, Davidson County
Trans:T20170010558 DEEDWARR
Recvd: 02/03/17 15:48 2 pgs
Fees:13.00 Taxes:1217.30
20170203-0012001

RECORD & RETURN TO:

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,000.00.

Patrick Smith
Affiant

Subscribed and sworn to me on February 1st, 2017.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30088SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John R. O'Connor Molly B. O'Connor 6124 Stillmeadow Drive Nashville, TN 37211	F & M BANK 50 FRANKLIN STREET CLARKSVILLE, TN 37040	172-02-0-091-00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brian Cox and Carrie Cox, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto John R. O'Connor and Molly B. O'Connor, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96, Myrtlewood Estates, Section 5, of record in Plat Book 6250, pages 910 and 911, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Brian Cox and Carrie Cox, husband and wife, by Warranty Deed from Jonathan E. Williams and wife, Anna Williams, recorded on March 13, 2013 in Instrument No. 20130313-0024875, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County which have been prorated by the parties and assumed by the Grantee(s) and taxes and assessments for subsequent years, a lien, but not yet due and payable.
2. Matters shown on the Plan of record in Book 6250, pages 910 and 911, Register's Office for Davidson County, Tennessee. Said Plan shows an Owner's Certificate, a 10 foot public utility and drainage easement on the rear lot line, a 2.5 x 25 foot anchor easement on the southwesterly and southeasterly corners of lot.
3. Sanitary Sewer and/or Storm Drainage Easements of record in Book 7464, page 163, Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6124 Stillmeadow Drive, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands this 1st day of February, 2017.

Brian Cox

Carrie Cox

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Brian Cox and Carrie Cox, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 1st day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 9.12.19

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY