This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDWARR
Recvd: 04/07/17 16:16 3 pgs
Fees:18.00 Taxes:746.66
20170407-0034514

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 201,800.00

Affiant Signature

Subscribed and sworn to before me on this the 6th day of April, 2017

Notary Public

My Commission expires 9/4/19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Alex Van Cox
Mary Alison Cox
4602 Conway Court
Old Hickory, TN 37138
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 064130B13000C0

WARRANTY DEED

16NT00091

Effective the 6th day of April, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAPIERE C. CARBY

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ALEX VAN COX AND MARY ALISON COX, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF PHASE III, CONWAY COURT, OF RECORD IN PLAT BOOK 7900, PAGE 689, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAPIERE C. CARBY BY WARRANTY DEED FROM MOLLY M. MCNEILL, UNMARRIED AS RECORDED 5-24-12 AS INSTRUMENT NO. 20120524-0045087.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
4602 CONWAY COURT, OLD HICKORY, TN 37138.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 6th day of April, 2017

Lapiere C. Carby

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lapiere C. Carby, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 6th day of April, 2017.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

