Return TO:

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

39-B
File #17-1248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan Cox and Lindsay Lowry Cox (fka Lindsay Lowry), husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Milner, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 77 on the Plan of Section Nine, Bradford Hills of record in Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ryan Cox and Lindsay Lowry, husband and wife, by deed from The Secretary of Housing and Urban Development of Washington D.C., dated September 26, 2014, of record in Instrument No. 20140926-0088913, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 313 Burgandy Hill Trail, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of July, 2017.

Ryan Cox

Lindsay Lowry Cox

BILL GARRETT, Davidson County
Trans:T20170063567 DEEDWARR
Recvd: 07/25/17 10:53 2 pgs
Fees:13.00 Taxes:1017.50
20170725-0075040

State of Tennessee)
County of Davidson)

On this 19th day of July, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ryan Cox and Lindsay Lowry Cox, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 11/3/2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 275,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of July, 2017.

Notary Public

My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jason Reed Milner 313 Burgandy Hill Trail Nashville, TN 37211	Bond Mortgage, LLC 318 Seaboard Lane, Ste. 310 Franklin, TN 37067	172-12-0A-151.00