Bill Garrett Davidson County
Batch# 5650 DEEDWARR
09/28/2017 12:02:07 PM 2 pgs
Fees: $13.00 Taxes: $1,005.66

20170928-0099416

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,800.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of September, 2017.

NOTARY PUBLIC

My commission expires: 10/2/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Joseph Cox II and Lindsey Rae Cox 1417 Scarcroft Ln , NASHVILLE, TN 37221	Same address as new owner	141 05 0A 155.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy One Thousand Eight Hundred and 00/100 Dollars ($271,800.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY S. DAUGHERTY AND WIFE, BENNA K. DAUGHERTY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DAVID JOSEPH COX II AND LINDSEY RAE COX, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Avondale Park, Phase 2, Section 4 of record in Instrument No. 20110208-00111000, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy S. Daugherty and Benna K. Daugherty, husband and wife, by Warranty Deed from NVR, Inc., dated 9/22/2014, recorded 9/23/2014, of record in Instrument No. 20140923-0087299, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1417 Scarcroft Lane , Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of September, 2017.

Timothy S. Daugherty

TIMOTHY S. DAUGHERTY

Benna K Daugherty by Timothy S. Daugherty, Attorney-in-Fact

BENNA K. DAUGHERTY BY TIMOTHY S. DAUGHERTY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Timothy S. Daugherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of September, 2017.

Notary Public

My commission expires: 10/3/18

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wm

On this the 21st day of September, 2017 before me, appeared Timothy Daugherty, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Benna K. Daugherty and that said instrument was signed in behalf of the said Benna K. Daugherty.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 10/3/18

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON