WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 24866 DEEDWARR
11/13/2017 10:06:14 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20171113-0116057

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Kathleen Diane Rhode	NEW OWNER	07301021600
(NAME)	(NAME)	
3926 Ivy Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BILLY J. COX, JR., JACQUELYN COX LITTLEFIELD, ERIN ELIZABETH COX, and COREY HARTWELL COX, BY AND THROUGH HIS ATTORNEY-IN-FACT, BILLY J. COX, JR., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN DIANE RHODE, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the Map of Sections Three and Four, Moss Rose Heights, of record in Book 1835, page 103, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Billy J. Cox and wife, Myrtie Lee Cox by deed from Daniel A. Overby and wife, Mary Ann Overby of record in Book 2997, page 351, Register's Office for Davidson County, Tennessee. Myrtie Lee Cox having predeceased Billy J. Cox. Billy J. Cox having died and under Article II of the Last Will and Testament of Billy J. Cox, Sr., of record in Probate File 17P95, Probate Clerk's Office for Davidson County, Tennessee, property was devised to Billy J. Cox, Jr., 35% undivided interest, Jacquelyn Cox Littlefield, 35% undivided interest, Corey Hartwell Cox, 15% undivided interest, and Erin Elizabeth Cox, 15% undivided interest.

The described property is not now the primary residence of any of the grantors.

Power of Attorney for Corey Hartwell Cox being recorded simultaneously herewith in Instrument No. 20171113-0116056, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE MAP OF SECTIONS THREE AND FOUR, MOSS ROSE HEIGHTS, OF RECORD IN BOOK 1835, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 3926 Ivy Dr., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 GRANTEE, her 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 this 8th day of November, 2017.

Billy J. Cox Jr.
Billy J. Cox, Jr.

Jacquelyn Cox Littlefield
Jacquelyn Cox Littlefield

Erin Cox
Erin Elizabeth Cox

Corey Hartwell Cox
Corey Hartwell Cox

by Billy J. Cox, Jr. his Attorney-in-fact
By: Billy J. Cox, Jr., his Attorney-in-Fact

~~STATE OF TENNESSEE~~

~~COUNTY OF DAVIDSON~~
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Billy J. Cox, Jr., Jacquelyn Cox Littlefield, and Erin Elizabeth Cox**, the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who have acknowledged that they executed this instrument for the purposes set forth herein.

Witness my hand and official seal at Madison, TN this the 8th day of November 2017.

My commission expires: 3/8/21

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of November, 2017, before me personally appeared Billy J. Cox, Jr., to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Corey Hartwell Cox**, and acknowledged that he executed the same as the free act and deed of the said **Corey Hartwell Cox.**

Witness my hand and official seal at office at Madison, Tennessee, this the 8th day of November, 2017.

My commission expires: 3/8/21

Notary Public



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115