Bill Garrett Davidson County
Batch# 50508 DEEDWARR
01/23/2018 12:52:30 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20180123-0006948

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Ann Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 7-26-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shirley Morgan	Shirley Morgan	064 12 0A 938.00
(NAME)	(NAME)	
938 Old Fountain Ct	938 Old Fountain Ct.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bret F. Cox and Leanna Sue Cox, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shirley Morgan**, hereinafter called the Grantees, their 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 Unit No. 938, on the plan of Section 2, Fox Run Condominiums, of record in Plat Book 5200, Page 148, Register's Office for Davidson County, Tennessee, and being further established by Master Deed of record in Book 5535, Page 713, as corrected and amended in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Felekech Tigabu and Wife, Tesfaye D. Tigabu by Warranty Deed from William L. Jamison, and Wife, Jamie E. Jamison dated February 15, 2005 and recorded February 17, 2005 as Instrument No. 20050217-0018115, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Bret F. Cox, a married man by Warranty Deed from Felekech Tigabu and Tesfaye D. Tigabu, wife and husband dated February 22, 2016 and recorded February 24, 2016 as Instrument No. 20160224-0017507, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-177698SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 938 Old Fountain Ct, Hermitage, TN 37076

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 18 day of January, 2018

Bret F. Cox by Hillary Monroe Smith as attorney in fact
Bret F. Cox, by Hillary Monroe Smith as attorney in fact

Leanna Sue Cox by Hillary Monroe Smith as attorney in fact
Leanna Sue Cox, by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bret F. Cox and Leanna Sue Cox, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Bret F. Cox and Leanna Sue Cox, for the purposes therein contained.

Witness my hand and official seal, this the 18th of January, 2018.

Anne Marie Angel
Notary Public

My Commission Expires: 3/8/2021

(SEAL)

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-177698SSO