THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24347	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,500.00. KCM Affiant
Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2018 VAnderson Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 61743 DEEDWARR
02/23/2018 08:51:30 AM 2 pgs
Fees: $13.00 Taxes: $1,141.45

20180223-0017170

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Cox	New Owner	MAP
5932 Belle Oaks Place		PARCEL 150-00-0-081.00
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Phillip Darrell Dillehay and Teresa Binkley Dillehay, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Cox and Emily Cox, husband and wife**

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 Lot No. 1 on the Plan of McCain Acres, of record in Plat Book 6050, Page 519, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John L. Yeik and Heather L. McWhirter, tenants in common with right of survivorship by Warranty Deed from Joe Buffler, Trustee, of record in Book 7394, Page 447, Register's Office for Davidson County, Tennessee, dated November 2, 1987 and recorded on November 3, 1987.

Being the same property conveyed to Raymond L. McCain and wife, Teresa McCain by Quitclaim Deed from John L. Yeik and wife, Heather L. McWhirter-Yeik, of record in Book 8890, Page 741, Register's Office for Davidson County, Tennessee, dated March 17, 1993 and recorded on March 18, 1993.

Being the same property conveyed to Teresa McCain by Quitclaim Deed from Raymond L. McCain, of record in Book 10343, Page 934, Register's Office for Davidson County, Tennessee, dated February 4, 1997 and recorded on February 7, 1997.

Being the same property conveyed to Phillip Darrell Dillehay and Teresa Binkley Dillehay, husband and wife by Quitclaim Deed from Teresa Binkley Dillehay formerly known as Teresa McCain, of record in Instrument No. 20130111-0003632, Register's Office for Davidson County, Tennessee, dated December 20, 2012 and recorded on January 11, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5932 Belle Oaks Place, Antioch, TN 37013.**

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, 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 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 hand(s) this the 13th day of February, 2018.

Phillip Darrell Dillehay

Teresa Binkley Dillehay

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip Darrell Dillehay** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of February, 2018.

My Commission expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Teresa Binkley Dillehay** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of February, 2018.

My Commission expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public