This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1770

Bill Garrett Davidson County
Batch# 75320 DEEDWARR
04/02/2018 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20180402-0030226

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 30th day of March, 2018

Notary Public
My Commission Expires: 9/29/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Middleton 3403 Harpeth Springs Drive Nashville, TN 37221	Caliber Home Loans Inc. 1199 S. Beltline Rd Ste 110 Coppell, TX 75019	141-06-0D-153.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda Sue Cox, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lauren Middleton, a single woman**, hereinafter called the Grantee(s), his/her/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. 153 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete identification and placement of such Unit.

Being the same property conveyed to Linda Sue Cox, a single woman by Warranty Deed from Suzanne Elliott, a single woman, dated September 3, 2015, recorded September 8, 2015, of record in Instrument No. 20150908-0091064, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3403 Harpeth Springs Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2018.

GRANTOR:

Linda Sue Cox

Linda Sue Cox

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Sue Cox, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2018.

KATHY MORRIS
Notary Public, State of Texas
Comm. Expires 07-03-2020
Notary ID 1194066-1

Notary Public
My Commission expires: 7-3-2020

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

