(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0514-18

Bill Garrett Davidson County
Batch# 117971 DEEDWARR
07/18/2018 11:10:40 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180718-0069955

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2018

Notary Public
My Commission Expires:

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 30, 2022

Address of New Owner	Send Tax Bills To:	
Darryl Rosenfeld 3410 Old Franklin Road Antioch, TN 37013	New Owner	Map/parcel: 174-00-0-137.00

WARRANTY DEED

FOR AND IN 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, I/WE

Steven Willcox and wife, Amanda Willcox (who acquired title as Steven Willcox and Amanda Campbell, both unmarried)

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darryl Rosenfeld, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 4 on the plan of Division of the Minna E. Culbertson Land, of record in Book 5210, Page 377, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Steven Willcox and Amanda Campbell, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Robert W. Lytle, a married man, dated 1/15/10 and recorded 1/20/10 in Instrument No. 20100120-0004871, Register's Office for Davidson County, Tennessee. Steven Willcox and Amanda Campbell having since married. Amanda Campbell is now known as Amanda Willcox.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3410 Old Franklin Road 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 GRANTEE(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of July, 2018

Steven Willcox by Amanda Willcox
Steven Willcox by Amanda Willcox as attorney in fact as attorney in fact

Amanda Willcox
Amanda Willcox

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Amanda Willcox, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2018

Annemarie Cain
Notary Public

My Commission Expires: 1-18-22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amanda Willcox whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of Steven Willcox one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said Steven Willcox for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Steven Willcox and of record in Instrument Number 20180718-0069954 , of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this the 6th day of July, 2018

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Annemarie Cain
NOTARY PUBLIC
My Commission Expires: 1-18-22