Bill Garrett Davidson County
Batch# 126368 DEEDWARR
08/08/2018 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20180808-0078002

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $232,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2018.

Notary Public

My commission expires: 12.12.20

(Notary Stamp)

AMANDA MINOR NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Caitlyn Darby	Caitlyn Darby	172-08-0A-148.00-CO
5812 Labrador Ln.	5812 Labrador Ln.	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bill W. Cox, married,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Caitlyn Darby

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Section One, Hunters Branch, Planned Unit Development of record in Plat Book 6250, Page 513, 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 the same property conveyed to Bill W. Cox and Annette L. Hamilton, both unmarried by Deed from Judy Ann Booker, unmarried of record in Book 10228, page 674, Register's Office for Davidson County, Tennessee, dated September 30, 1996 and recorded on October 17, 1996.

Being the same property conveyed to Bill W. Cox by Quitclaim deed from Annette L. Cox of record in Instrument No. 20131022-0110068 Register's Office for Davidson County, Tennessee, dated April 05, 2007 and recorded on October 22, 2013.

This is improved property known as **5812 Labrador Ln., Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

Jennifer Cox, wife of Bill W. Cox, joins in the execution of this instrument to convey her marital interests, if any, in subject property.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

SP 11/2015

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of August, 2018.

Bill W. Cox

Jennifer Cox

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bill W. Cox and Jennifer Cox, the bargainor(s), 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 for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of August, 2018.

Notary Public
My Commission Expires: 4/16/21

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 18-001311-527

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

