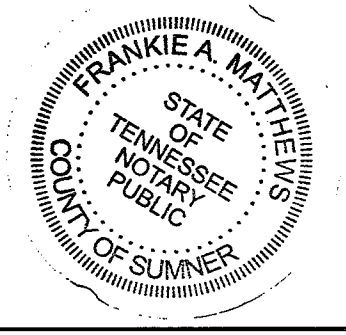
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Cox Jr.	The Farmers Bank	Map 051 Group 14 oFT Parcel 014.00CO
(NAME)	(NAME)	
2253 Golden Oak Pl.	PO Box 657	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, The Joe Henry Capley and/or Carolyn Edbertha Capley Revocable Living Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. Cox Jr. and Genesis C. Rodriguez 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:

BEING Lot No. 14, on the Plan of Oakwood Estates, of record in Instrument 20000505-0045404, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to The Joe Henry Capley and/or Carolyn Edbertha Capley Revocable Living Trust by deed of record in Instrument Book 20030915-0135097, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument 20000713-0069428 as amended in Instrument 20001020-096900, said Register's Office.

Subject to any and all matters and notes on plat of record in Instrument 20000505-0045404, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6807, Page 854, said Register's Office.

This conveyance is subject to Easement of record in Instrument 2000127-008714, said Register's Office.

Bill Garrett Davidson County
Batch# 126480 DEEDWARR
08/08/2018 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180808-0078135

unimproved ☐

This is improved ☑ property, known as 2253 Golden Oak Pl., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of August, 2018.

THE JOE HENRY CAPLEY AND/OR CAROLYN EDBERTHA CAPLEY REVOCABLE LIVING TRUST

Joe Henry Capley

Joe Henry Capley
Trustor and Trustee

Carolyn Edbertha Capley

Carolyn Edbertha Capley
Trustor and Trustee

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe Henry Capley and Carolyn Edbertha Capley as Trustors and Trustees of The Joe Henry Capley and/or Carolyn Edbertha Capley Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustors and Trustees of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal at White House, Tennessee, this 6th day of August, 2018.

My Commission Expires:

3-24-20

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

201808080078135

True Copy Certification

I, Pam S. Atchley, 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature

My Commission Expires: 3-24-20

Notary' Seal (if on paper)