Karen Y Johnson Davidson County
Batch# 138509 DEEDWARR
09/10/2018 03:32:03 PM 3 pgs
Fees: $18.00 Taxes: $813.63
20180910-0089687

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 219,900.00

Affiant

Subscribed and sworn to before me, this 6TH day of September, 2018.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Gregory Cowden	CITIZENS BANK N.A.	**059040A16400**
2819 Creekbend Drive	6100 TOWER CIRCLE, STE 600	
Nashville, TN 37207	FRANKLIN, TN 37067	

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 ACKNOWLEDGE, WE,

Ted V. Cox, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Gregory Cowden

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 194 on the Final Plat of Phase 4, 5, 6 Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tex V. Cox by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 08/11/2006 and recorded 08/23/2006 in Instrument Number: 20060823-0103566, said Register's Office.

The said Tex V. Cox is one and the same person as Ted V. Cox and also known as Ted Cox.. Genny Cox, spouse of Ted V. Cox, joins in the execution of this instrument for the purpose of conveying any marital interest she may have in said property.

HE2018-0158

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2819 Creekbend Drive, Nashville, TN 37207.

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 in 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/our hand(s) this 4th day of September, 2018.

Ted V. Cox

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Ted V. Cox,** the within named Grantor(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.

Witness my hand, at office, this 4th day of September, 2018.

Kayla Lloyd
Notary Public

My Commission Expires: 04/15/2020

KAYLA LLOYD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

HE2018-0158

Witness my/our hand(s) this 4th day of September, 2018.

Genny Cox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Genny Cox,** the within named Grantor(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.

Witness my hand, at office, this 4th day of September, 2018.

Notary Public

My Commission Expires: 04/15/2020

KAYLA LLOYD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY