Karen Y Johnson Davidson County
Batch# 160361 DEEDWARR
11/15/2018 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $473.60
20181115-0112526

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/17/21

(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bahgat Farhan	SWBC Mortgage	
(NAME)	(NAME)	
5377 Skip Jack Dr	9311 San Pedro #100	163110E03500CO
(ADDRESS)	(ADDRESS)	
Antioch, Tn 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Deverick Cox, a married man**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Bahgat Farhan**, a married man, HEREINAFTER CALLED THE GRANTEE, 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 located in Davidson County, Tennessee, being Unit No. 8 of Oak Grove Townhomes, a Planned Unit Development and a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Oak Grove Townhomes of record in Instrument Number 20020930-0118631, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed.

Being the same property conveyed to Deverick Cox by Special Warranty Deed from Wells Fargo Bank, NA, as Trustee under the Pooling and Servicing Agreement Dated as of November 1, 2004 Asset Backed Pass-Through Certificates, Series 2004 WHQ2, a National Banking Association of record in Instrument No. 20060911-0111760, Register's Office for Davidson County, Tennessee, dated August 10, 2006 and recorded on September 11, 2006.

Deverick Cox is one and the same as Devorick Cox.

Arkeisha Cox joins in this conveyance to convey any marital interest she has in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2940 Baby Ruth Ln Unit 8 Antioch, TN 37013
(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 9th day of November, 2018.

Deverick Cox

Arkeisha Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Deverick Cox and Arkeisha Cox** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2018.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

