NEW OWNER:
JAMES DAN COX, III
1017 10TH AVENUE NORTH
NASHVILLE, TN 37208

SEND TAX BILLS TO:
SERVISFIRST BANK
2500 WOODCREST PLACE
BIRMINGHAM, AL 35209

Map & Parcel No.: 08116063900

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1787

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 168562 **DEEDWARR**
11/29/2018 02:09:23 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50

20181129-0116518

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Five Thousand and 00/100 Dollars ($355,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SEAN MCKINNIS** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES DAN COX, III, a single man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 1 of a Resubdivision of Lot No. 7 and a Portion of Lots 6 and 8 of Haslam Mill Lot, as shown on the plat of the same of record in Plat Book 11190, Page 136, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to SEAN MCKINNIS by Warranty Deed from JAMARI PITTS and JEREMIAH STEGER, dated February 15, 2018, and of record in Instrument No. 20180220-0016097, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Mildred Dobbins by Warranty Deed from Affordable Housing Resources, Inc., dated April 23, 2001, and of record in Instrument No. 20010511-0049135, Register's Office for DAVIDSON County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1017 10TH AVENUE NORTH, NASHVILLE, TN 37208**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 11190, Page 136, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26th day of November, 2018.

SEAN MCKINNIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of November, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$355,000.00** .

AFFIANT

Sworn to and subscribed to before me this 26th day of November, 2018.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022