31533-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 196136 DEEDWARR
02/19/2019 09:13:16 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20190219-0014523

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.** Conrad B. Cox

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2019.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Conrad B. Cox and Rebecca R. Cox	**First - Citizens Bank & Trust Company ISAOA/ATIMA**	**105-10-0-154-00**
2038 Elliott Avenue	**1314 Park St**	
Nashville, TN 37204	**Columbia, SC 29201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

William Hostettler, Jr., a single man

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

Conrad B. Cox and Rebecca R. 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:

LAND in Davidson County, Tennessee, being Lot No. 6, on the Plan of Douglas Place, of record in Book 332, Page 130, and Book 332, Page 151, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William Hostettler, Jr., a single man, by Deed dated March 24, 2016 from William R. Hostettler, Sr., a married man, of record in Instrument No. 20160328-0028444, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown in Book 332, pages 130 and 151, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

This is improved property, known as **2038 Elliott Avenue, Nashville, TN 37204**

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 that I am 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 I do further covenant and bind myself, my 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 **15th** day of **February, 2019.**

William Hostettler, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **William Hostettler, Jr.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **February, 2019.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21