WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203 RO
File No. 1-19-5180

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1881TN

Karen Johnson Davidson County
Batch# 295748 DEEDWARR
10/03/2019 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20191003-0101286

STATE OF TENNESSEE
COUNTY OF Davidson

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of October, 2019.

Notary Public

Commission Expiration: 9-24-22

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brandon Fletcher 5068 Bell Rd. Hermitage, TN 37076	~~SAME AS NEW OWNER~~ Quicken Loans Inc., 1050 Woodward Ave, Detroit, MI 48226-1906	098 05 0 095.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Mark Cox Executor of the Estate of Rebecca D. Waddey, Mark Cox, Judy Cox,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Fletcher, single man,** 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:

Property known as 5068 Bell Rd. Hermitage, TN 37076, County of Davidson

Being Lot No. 219 revision of Lots 216 through 219 on the Plan of Lake Park, Section 7, as of record in Plat Book 5060, Page 22, 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 Russell D. Waddey and wife, Rebecca D. Waddey by deed from John Anthony Fusco, III and wife, Kimberly Fusco dated 3/27/2003, recorded 3/31/2003 filed of record in Instrument No. 20030331-0041647, said Register's Office. The said Russell D. Waddey having died leaving Rebecca D. Waddey as surviving tenant. Rebecca D. Waddey died on 3/15/2019. Per her Last Will and Testament, Case No. 2CH1-2019-PR-32577, Chancery Court for Bedford County, Tennessee, Mark Cox was appointed Executor of the estate with full power and authority to convey property.

Tax Map and Parcel ID is as follows 098 05 0 095.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5068 Bell Rd., Hermitage, TN 37076

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 unemcumbered, 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 2nd day of October, 2019.

Judy Cox

Judy Cox

Mark Cox

Mark Cox

Estate of Rebecca Waddey

BY: Mark Cox, Executor

Mark Cox, Executor

STATE OF TENNESSEE
COUNTY OF Sumner

On this 2nd day of October, 2019, before me personally appeared **Mark Cox, Judy Cox,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of October, 2019.

Notary Public

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

State of TENNESSEE
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name **Mark Cox, Executor for the Estate of Rebecca D. Waddey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of October, 2019.

Notary Public

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Commission Expiration:
4-17-2023

LTE File No.: 19-1881TN

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

