WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2019.

Notary Public
COMMISSION EXPIRES: 9-16-2020

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 315929 DEEDWARR
11/15/2019 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20191115-0117898

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alex V. Cox Mary ~~Mariy~~ Alison Cox (NAME)	New owner (NAME)	064-08-0A-038.00-C
1016 Wyntergrace Farm Road (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (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, I, **Bradley A. Feffer and Traci A. Feffer, Co-Trustees of the Feffer Family Living Trust, Dated November 19, 2007,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex V. Cox and ~~Mariy~~ Mary Alison Cox, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 117, on the Plan of Section One, Merritt Downs, of record in Instrument No. 200105230053201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley A. Feffer and Traci A. Feffer, Co-Trustees of the Feffer Family Living Trust Dated November 19, 2007, by Deed dated January 9, 2012 from Stan D. Bailey and wife, Angela G. Bailey, recorded January 11, 2012, in Instrument Number 201201110002820, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1016 Wyntergrace Farm Road (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (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. successors 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, successors 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 our hands this 14th day of November, 2019.

Bradley A. Feffer and Traci A. Feffer, Co-
Trustees of the Feffer Family Living Trust dated September 19, 2007

By: Bradley A. Feffer Trustee
Bradley A. Feffer, Trustee

By: Traci A. Feffer Trustee
Traci A. Feffer, Trustee

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Bradley A. Feffer and Traci A. Feffer, Trustees of Bradley A. Feffer and Traci A. Feffer, Co-Trustees of the Feffer Family Living Trust dated September 19, 2007, 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 as its free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of November, 2019.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

Electronic Document Certification

I, Kimie Perry, 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.

State of Tennessee

County of Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom Notary's Signature

MY COMMISSION EXPIRES: 9.16.2020

Notary's Seal (If on paper)

