THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26730

Karen Johnson Davidson County
Batch# 334303 **DEEDWARR**
12/26/2019 09:35:40 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20191226-0132922

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OFDAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Dec, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Cox and Tommy Cox	New Owner	
731 General George Patton		142090F73100CO
Nashville, TN 37221		
(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, **Monica Jo Gower, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cathy Cox and Tommy Cox, wife and husband,**

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 Unit No. 731, together with Carport 731-C on the Plan of River Plantation Condominiums, Section VIII, Phase II of record in Book 6900, Pages 514 though 517, inclusive, as amended in Book 6900, Pages 654 through 657, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joy Gower by Warranty Deed from Elizabeth Darlene Randolph of record in Instrument Number 20150513-0043967, Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 13, 2015. The said Joy Gower aka Joy Beatrice Gower having since died intestate on April 5, 2018, leaving the property to the following heir: Monica Jo Gower. See Affidavits of Heirship at Instrument Numbers 20191226-0132920 and 20191226-0132921 Register's Office for Davidson County, Tennessee. Further, see Order to Open Estate and Appoint Administrator for the Estate of Joy Beatrice Gower filed on January 30, 2019 in Case Number 19P-108, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **731 General George Patton, Nashville, TN 37221.**

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 the 23rd day of December, 2019.

Monica Jo Gower

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Jo Gower** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of December, 2019.

My Commission expires: March 3 2022

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE