WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **95,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **3rd day of February, 2020**

Notary Public

MY COMMISSION EXPIRES: 3/2/21
(Affix Seal)

Karen Johnson Davidson County
Batch# 354273 **DEEDWARR**
02/06/2020 09:05:30 AM 2 pgs
Fees: $13.00 Taxes: $351.50

20200206-0013817

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Cox Jr. and Tammy Cox	Same as owner	
103 Yvonne Court		**25 - 6.00**
Goodlettsville, TN 37072		
(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,WE, **Dawn D. Milanovich,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Thomas W. Cox Jr. and Tammy 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 0 Dickerson Road, Goodlettsville, Goodlettsville, TN 37072. Said property is being described as follows:

Tract #3:
BEGINNING at an iron pin in the westerly right-of-way of Dickerson Pike, being the southeast corner of a tract owned by the Church of the Living Water, and being the northeast corner of this tract. Thence, S 23 degreese 30 minutes 28 seconds W, 52.16 feet to an iron pin; thence N, 82 degrees 45 minutes 41 seconds W, 506.68 feet to an iron pin; thence N, 83 degreese 00 minutes 03 seconds W, 311.99 feet to an iron pin; thence S, 73 degreese 24 minutes 25 seconds W, 349.16 feet to an iron pin; thence N, 82 degrees 36 minutes 29 seconds W, 865.08 feet to an iron pin; thence, N 06 degreese 36 minutes and 47 seconds E, 167.00 feet to an iron pin; thence S, 82 degrees 36 minutes 29 seconds E, 464.31 feet to an iron pin; thence S, 83 degreese 00 minutes 00 seconds E, 1034.09 feet to an iron pin; thence S, 82 degrees 45 minutes 41 seconds E, 515.96 feet to an iron pin; thence, N 13 degrees 01 minutes 05 seconds W, 25.12 feet to an iron pin; thence, S 83 degreese 04 minutes 43 seconds E, 93.62 feet to an iron pin; thence S, 83 degrees 52 minutes 29 seconds E, 56.95 feet to an iron pin; thence S, 06 degrees 47 mintues 17 seconds W, 24.34 feet to an iron pin; thence S, 82 degrees 57minutes 51 seconds E, 128.70 feet to an iron pin; thence S, 83 degrees 01 minutes 44 seconds E, 250.26 feet to the point of beginning, contaning 6.23 acres, more or less, per a survey by C&K Surveryors, LLC, dated October 12,2015.

Being the same property conveyed to Dawn D. Milanovich by Warranty Deed from Trustees of McFerrin Missionary Baptist Church, formerly and a/k/a McFerrin Avenue Missionary Baptist Church, an unincorporated Church Association dated 12/07/2015 and filed for record on 12/14/2015 of record in Instrustment No. 20151214-0125188, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (**X**) Property, known as **0 Dickerson Road, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 3rd day of February, 2020.

Dawn D. Milanovich

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 **Dawn D. Milanovich** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of February, 2020.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public