This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

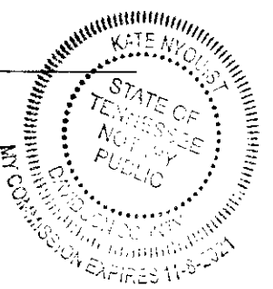
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $392,000.00.

Shannon M. Wagner
Affiant

Subscribed and sworn before me this the 31st day of March, 2020.

Kate Nyquist
Notary Public
My commission expires:



Karen Johnson Davidson County
Batch# 381245 **DEEDWARR**
04/02/2020 02:23:02 PM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20200402-0035628

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon C. Cox 7555 Bidwell Road Joelton, TN 37080	new owners	014 173.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM SMITH AND SANDRA SMITH, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRANDON C. COX AND SHANNON M. WAGNER, husband wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A TRACT OR PARCEL OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER LINE OF LONG CREEK, SAID PIN BEING AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JAMES W. FITZGERALD AND WIFE, BY DEED FROM C. W. FITZGERALD AND WIFE, LAURA M. FITZGERALD, OF RECORD IN BOOK 5337, PAGE 782, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 6 DEGREES, 19' 18" WEST, 1990.87 FEET TO A POINT; THENCE SOUTH 86 DEGREES 41' 57" EAST 180.00 FEET TO A POINT; THENCE NORTH 9 DEGREES 46' 00" EAST 1,733.35 FEET TO AN IRON PIN IN THE CENTER OF LONG CREEK; THENCE WITH THE CENTER LINE OF LONG CREEK NORTH 42 DEGREES 10' 46" WEST 375.06 FEET TO THE POINT OF BEGINNING CONTAINING 10.02 ACRES, MORE OR LESS.

Being the same property conveyed to William Smith and Sandra Smith, husband and wife, by deed from William Smith, dated 01/11/2017, of record in Instrument No. 20170320-0026699, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7555 Bidwell Road, Joelton, TN 37080.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RE-20-7555

Witness my hand this the 31st day of March, 2020.

William Smith

Sandra Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William Smith and Sandra Smith,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March. 2020.

My commission expires:
9-6-22

Notary Public

