STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

M Fitzgerald
Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2020.

J Anderson
Notary Public
MY COMMISSION EXPIRES:
File No. G20-9359

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Stanley Aaron Bryant and Amy Bryant<br>(NAME)<br>9 Stone Box Ct<br>(STREET ADDRESS)<br>Brentwood, TN 37027<br>(CITY) (STATE) (ZIP) | **NEW OWNER**<br>(NAME)<br>(STREET ADDRESS)<br>(CITY) (STATE) (ZIP) | 160-11-0B-006.00-C |

Karen Johnson Davidson County
Batch# 428106 **DEEDWARR**
06/29/2020 12:53:29 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20200629-0070149

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 HEREBYACKNOWLEDGED, WE, **Sandra J. Cox, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stanley Aaron Bryant and Amy Bryant, 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:

LAND in Davidson County, Tennessee, being Lot No. 5 and Lot No. 6 on the Plan of Stone Box Creek, of record in Plat Book 6900, Page 103, as corrected by Surveyor's Certificate of Correction in Book 7048, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth W. Cox and wife, Sandra J. Cox by Deed dated December 28, 1993, recorded January 5, 1994, in Book 9210, Page 147 and in Quitclaim Deed dated June 13, 1988, recorded June 23, 1988, in Book 7580, Page 978, in the Register's Office of Davidson County, Tennessee. The said Kenneth W. Cox died July 9, 2019 leaving Sandra J. Cox as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Page 103 and Surveyor's Certificate of Correction in Book 7048, Page 81, Register's Office for Davidson County, Tennessee.
2. Homeowners Association Charter of record in Book 9935, Page 587, Register's Office for said County.
3. Conveyance of Common Area of record in Book 7267. Page 360, Register's Office for said County.
4. Sanitary Sewer and/or Storm Drainage Easements of record in Book 4952, Page 178 and Book 4952, Page 185, Register's Office for said County.

5. Restrictions as recorded in Book 7022, Page 556 amended and restated in Book 7267, Page 329; reaffirmed in Book 9163, Page 85 and further amended and restated in Book 9423, Page 513, Register's Office for Davidson County, Tennessee.
6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 909 Stone Box Court, Brentwood, TN 37027.

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. Whenever 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/our hand(s) this 26th day of June, 2020.

Sandra J. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2020, before me personally appeared Sandra J. Cox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2020.

Notary Signature
My commission expires:

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**