Bk 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 435769 DEEDWARR
07/13/2020 09:04:41 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20200713-0075988

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 430,000.00.

Sheala H Nichols
Affiant

Subscribed and sworn to me on July 9, 2020.

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 01, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33515A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William D. Cox Marci B. Cox 525 Hope Avenue Franklin, TN 37067	SAME AS NEW OWNERS	172-9-A-186.00 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sheala H. Nichols, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto William D. Cox and Marci B. Cox, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 182, on the Final Plat of Section Five-A, Banbury Crossing, a Planned Unit Development, of record at Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Sheala H. Nichols and Jason G. Nichols, wife and husband, by Warranty Deed dated, September 30, 2016, recorded October 7, 2016, of record as Instrument No. 20161007-0106184, Register's Office for Davidson County, Tennessee. Further being conveyed to Sheala H. Nichols, unmarried by Quitclaim Deed from Jason G. Nichols, unmarried, dated October 31, 2016 and recorded November 4, 2016 of record as Instrument No. 20161104-0117018, said Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Restrictive Covenants for Banbury Crossing, of record in Book 10369, page 48; as amended by First Supplementary Declaration of Restrictive Covenants for Banbury Crossing, of record in Book 10962, page 516; as amended by Secondary Supplementary Declaration of Restrictive Covenants for Banbury Crossing, of record in Book 11218, page 180; as amended by Third Supplementary Declaration of Restrictive Covenants for Banbury Crossing, of record as Instrument No. 20010523-0053234; as amended by Amendment to Declaration of Restrictive Covenants for Banbury Crossing, of record as Instrument No. 20030728-0105031; as amended by Amendment to Declaration of Restrictive Covenants for

Banbury Crossing, of record as Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4148, page 261; Book 7798, page 843; Book 10970, page 943, Register's Office for Davidson County, Tennessee.
4. By-Laws of Banbury Crossing Homeowners Association, Inc., of record as Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.
5. Charter of Banbury Crossing Homeowners Association, Inc., of record in Book 11187, page 575, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreements of record in Book 10633, page 330 and Instrument No. 200001110004044, Register's Office for Davidson County, Tennessee.
7. Quitclaim deed for open space of record as Instrument No. 20190329-0028382, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1213 Banbury Row, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 9th day of July, 2020.

Sheala H. Nichols

James Morris Smith, spouse of Sheala H. Nichols, hereby Joins in on this conveyance to convey any marital interest he may have in the subject property.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 9, 2020, before me personally appeared Sheala H. Nichols and James Morris Smith to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 9, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/24

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021