Karen Johnson Davidson County
Batch# 440866 **DEEDWARR**
07/20/2020 03:25:02 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20200720-0079528

WARRANTY DEED MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$600,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2020. Notary Public MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason Covington 418C 37th Avenue N. Nashville, TN 37209	new owner	092 09 0W 00100

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael W. Cox and Debbie F. Cox, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Covington**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit C, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 418 37th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150807-0079086, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael W. Cox and Debbie F. Cox, husband and wife, by Warranty Deed from FPH Investments G.P., a Tennessee general partnership, dated 04/29/2016 and recorded 05/02/2016, of record in Instrument 201605020042975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 418C 37th Avenue N., Nashville, TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 17-BR-20418C

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/our hand(s) this the 16th day of July, 2020.

Michael W. Cox

Debbie F. Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael W. Cox and Debbie F. Cox with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 16th of July, 2020.

Notary Public

My Commission Expires: 8/7/2023

(SEAL)

