Karen Johnson Davidson County
Batch# 467314 DEEDWARR
08/31/2020 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $527.25
20200831-0098837

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $142,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2020.

Notary Public

My commission expires: 4-18-21

Kelly Dorsey State of Tennessee Notary Public Rutherford County

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Cox and Sandra Cox	**John Cox and Sandra Cox**	**107-14-0-132.00**
418 Bushnell St.	**418 Bushnell St.**	
Nashville, TN 37206	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert J. Greenwood and Bridget J. Greenwood, husband and wife,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Cox and Sandra Cox, husband and wife,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joanna Brodmann, unmarried by Warranty deed from James A. Duncan, unmarried of record in Instrument No. 20030819-0120029 Register's Office for Davidson County, Tennessee, dated August 13, 2003 and recorded on August 19, 2003. (Value of consideration shown in aforementioned deed $80,000.00.)

Being the same property conveyed to Robert J. Greenwood and Bridget J. Greenwood by Quitclaim deed from Joanna Brodmann of record in Instrument No. 20050812-0095697 Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on August 12, 2005.

This is improved property known as **1008 Kipling Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of August, 2020.

Robert J. Greenwood

Bridget J. Greenwood

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert J. Greenwood and Bridget J. Greenwood, 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, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 4/16/21

Danielle Marie Crane
State
of
Tennessee
Notary
Public
Rutherford County

SolomonParks File No. 20-000675-527

True Copy Certification

I, **Kelly Dorsey**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelly Dorsey
Signature

State of Tennessee
County of Rutherford

Personally appeared before me, **Danielle Marie Crane**, a notary public for this county and state, **Kelly Dorsey** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle Marie Crane
Notary's Signature

My Commission Expires: 4/18/21
Notary' Seal (if on paper)

