Davidson County DEEDWARR
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Fees:13.00 Taxes:4440.00
20080905-0091079

Record & Return to:
First Title and Escrow Company, Inc.
File Box 9B FTEC #27979

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Charles Patrick Cox
122 Taggart Avenue
Nashville, TN 37205

SEND TAX BILLS TO: New Owner

WARRANTY DEED

(Map 130-05-00-077.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **NOVOTNY CUSTOM HOMES, INC., a Tennessee Corporation**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **CHARLES PATRICK COX and wife, ROBIN H. COX**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 10, Block G, 2nd Revised Plan of the Highlands of Belle Meade, No. 2, Blocks E, F, G, H and K, according to plat and survey of same appearing of record in Book 1130, page 72, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Novotny Custom Homes, Inc., a Tennessee Corporation, by Warranty Deed from Patricia Wilson Cramb, now known as Patricia A. Wilson,*dated June 28, 2007, of record in Instrument No. 20070706-0080644, in the Register's Office of Davidson County, Tennessee. *an unmarried person
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1130, page 72; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 122 Taggart Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2008 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, its successors and/or assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 29th day of August, 2008.

NOVOTNY CUSTOM HOMES, INC.

By:_____
Anthony F. Novotny, President

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 Anthony F. Novotny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Novotny Custom Homes, Inc., the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and official seal, this the 29th day of August, 2008.

_____
Notary Public

My Commission Expires: **SEPTEMBER 7, 2010**

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

_____
Affiant

Subscribed and sworn to before me this 29th day of August, 2008.

_____
Notary Public

My commission expires:_____