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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 09092057**<br><br>BILL GARRETT, Davidson County<br>Trans:T20090068245 DEEDWARR<br>Recvd: 10/06/09 14:29 2 pgs<br>Fees:13.00 Taxes:795.50<br>20091006-0093093 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of September, 2009.<br><br>Notary Public<br>My Commission Expires: 11/22/10 |

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Davidson County

## WARRANTY DEED

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| Address New Owner:<br>Ronald E. Smith and Julie D. Smith<br>106 Rolling Mill Road<br>Old Hickory TN 37138 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>05409003500 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Cox as the sole heir of Virgil V. Cox and Ora L. Cox** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald E. Smith and Julie D. Smith, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 29, SECTION I, BRANDYWINE FARMS, as shown on plat of record in Plat Book 3600, Pages 79-80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Virgil V. Cox and wife, Ora L. Cox by Warranty Deed from Norman D. Pritchett and wife, Julie F. Pritchett, recorded on the 29th day of December, 1983 in Book 6203, Page 95, in the Register's Office of Davidson County, Tennessee.

Virgil C. Cox having predeceasd Ora L. Cox. Ora L. Cox having died on November 10, 2008, in Davidson County, Tennessee. As per the Affidavit of Heirship recorded in Instrument No. _____, Donald Cox is the sole heir.

This is improved property located at 106 Rolling Mill Road Old Hickory TN 37138

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of September, 2009.

Donald Cox

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Cox, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2009.

Notary Public

My Commission Expires: 11/22/10

