WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

Cindy Cook
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF AUGUST, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03602 COX

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
George Jeremy Cox and Lee Ann Campbell		172-09-0A-155.00 CO
1020 Heathfield Circle		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ARTHUR D. LEWIS, AND WIFE, MYRA N. LEWIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GEORGE JEREMY COX , AND WIFE, LEE ANN CAMPBELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1020 Heathfield Circle, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 9th day of August, 2010.

Arthur D. Lewis

Myra N. Lewis

Davidson County DEEDWARR
Recvd: 08/10/10 09:59 3 pgs
Fees:18.00 Taxes:1036.00
20100810-0063071

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ARTHUR D. LEWIS AND MYRA N. LEWIS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of August, 2010.

Notary Public_____

My Commission Expires:_____



EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 153, SECTION 4, BANBURY CROSSING, as shown on plat of record in Instrument No. 20000114-0004987 thru Instrument No. 20000114-0004989, 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 Arthur D. Lewis and wife, Myra N. Lewis by Warranty Deed from The Jones Company of Tennessee, L.L.C., recorded on the 3rd day of November, 2003 in Instrument No. 20031103-0160904, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, BANBURY CROSSING, as recorded in Instrument Nos. 20000114-0004987, 20000114-0004988 and 20000114-0004989 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Book 4148, Page 261, Book 10369, Page 48, Book 10962, Page 516, Book 11218, Page 180 and Instrument Nos. 20010523-0053234, 20030728-0105031 and 20051020-0126681 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20020610-0070239.

f. Charter of Banbury Crossing Homeowners Association, Inc., recorded in Book 11187, Page 575.

g. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000111-0004044.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.

CERTIFICATE OF AUTHENTICITY

I, Kenneth L. Campbell, 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.

Kenneth L. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Kenneth L. Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN