WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of March, 2011

Notary Public:

My Commission Expires NOV. 4, 2013

MY COMMISSION EXPIRES: 11/4/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Zachary L. Cox	Avenue Bank	Parcel ID:
313 Goldenrod Court	3823 Cleghorn Ave.	126160A18000
Nashville, TN 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Angela Williams and husband, Bobby Williams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Zachary L. Cox and wife, Emily B. Cox, husband and wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 74, on the Plan of Riverwalk Subdivision, Phase 1A, Section 2 and Phase 1B, Section 2, a Planned Unit Development, of record in Instrument 20021022-0129510, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Angela Williams and husband Bobby Williams by deed from Westview Homes, LLC, of record in Instrument 20050810-0094955, dated August 3, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20060320-0031638; Instrument 20061103-136691; Instrument 20061214-0154502; Instrument 20011105-0121083; Instrument 20020424-0050565; Instrument 20040430-0049313; and Instrument 20040506-0051985, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021022-0129510; and (3) Road and Utility Access Easement of record in Instrument 20010706-0072536, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 313 Goldenrod Court, Nashville, TN 37221

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 our hands this 25th day of March, 2011.

Angela Williams
Angela Williams

Bobby Williams
Bobby Williams

BILL GARRETT, Davidson County
Trans:T20110017831 DEEDWARR
Recvd: 03/28/11 10:47 2 pgs
Fees:13.00 Taxes:888.00
20110328-0023572

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Williams and Bobby Williams, 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.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2011.

My Commission Expires: 11/7/12

Notary Public

