THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060564**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,480,000.00. Affiant Subscribed and sworn to before me, this15th day of July, 2011. Notary Public My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

WARRANTY DEED

Address New Owner: J. Bradford Currie and Laura Currie 1721 Beechwood Ave Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10416026400

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 A. Cox III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Bradford Currie and wife, Laura Currie** ("Grantees"), their 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 the Westerly one-half of Lot 229 on the Plan of the Belmont Land Company's Subdivision, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 229 fronts 50.0 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines with the Easterly margin of Hawthorne Place, 175.0 feet to an alley.

Being the same property conveyed to Donald A. Cox, III, unmarried by Warranty Deed from Matthew P. Slocum, unmarried, recorded on the 23rd day of April, 2002 in Instrument No. 20020423-0049701, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the following:

County of Davidson taxes for the year 2011 which have been prorated and assumed by the Grantees and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE BELMONT LAND COMPANY'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 34.

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20060616-0071724.

Easement Agreement as set forth in instrument recorded in Instrument No. 20101018-0083136.

This is improved property located at 1721 Beechwood Ave Nashville TN 37212.

Ann Bagwell Cox, wife of Donald A. Cox, III, join in this instrument to convey any and all interest, marital or otherwise in said property.

BILL GARRETT, Davidson County
Trans:T20110042898 DEEDWARR
Recvd: 07/18/11 08:51 2 pgs
Fees:13.00 Taxes:5476.00
20110718-0054485

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 13th day of July, 2011.

Donald A. Cox III

Ann Bagwell Cox

STATE OF Alabama)
COUNTY OF Baldwin)

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

Witness my hand, at office, this 13th day of July, 2011.

Notary Public

My Commission Expires: 7.28.12



