BILL GARRETT, Davidson County
Trans:T20110045512 DEEDWARR
Recvd: 07/27/11 12:48 2 pgs
Fees:13.00 Taxes:277.50
20110727-0057492

This instrument prepared by:

Fearnley & Califf, PLLC - Nashville
565 Marriott Drive, Suite 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of July, 2011, by and between Brian Meadows and Michael Chestnut, party of the first part, and Pamela Cox, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Unit No. 110, on the Master Deed of Easthaven Townhouses of record Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Brian Meadows and Michael Chestnut by virtue of that certain Cash Deed dated May 9, 2011, at Instrument No. 20110516-0037174 in the Register's Office of Davidson County, Tennessee. **Sellers warrant that this property has never been used as their primary residence. It has been used for investment purposes only.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Brian Meadows

Michael Chestnut

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brian Meadows and Michael Chestnut, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of July, 2011.

Sonja F. Meador
Notary Public

My Commission Expires: 06-22-13

SONJA F. MEADOR
Notary Public - State at Large
KENTUCKY - Notary ID # 398987
My Commission Expires June 22, 2013

Property Owner & Address: Pamela Cox

Tax Parcel No 095050B10200CO

Property Address: 2120 Lebanon Pike Unit 110
Nashville, TN 37210

MAIL TAX BILLS TO: SWBC
5055 Maryland Way
Brentwood Tn 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Christina Slagle
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of July, 2011.

Tabatha Edwards
Notary Public

My Commission Expires:

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 7, 2011