Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0414

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF JULY, 2012.

Notary Public

Commission Expiration: 4/4/2014

ADDRESS OF NEW OWNER:
LARRY COX
5115 MARYLAND WAY
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
LARRY COX
5115 MARYLAND WAY
BRENTWOOD, TN 37027

MAP-PARCEL:
171040A01300C0

WARRANTY DEED

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,

L&H TRUST

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LARRY COX AND WIFE, WENDY COX

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 13, on the plan of Section 1, Brownstone, as shown on Plat of Record in Plat Book 9700, page 496 and 497, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to L&H Trust from Weissman Nowack Curry & Wilco, PC as Successor Trustee by Successor Trustee's Deed dated June 28, 2012 filed for record on June 29, 2012 in Instrument # 20120629-0057171 in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **5433 BROWNSTONE DRIVE, BRENTWOOD, TENNESSEE 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 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.

Davidson County DEEDWARR
Recvd: 07/10/12 15:59 3 pgs
Fees:18.00 Taxes:906.50
20120710-0060574

DH

Witness my hand this 3RD day of JULY, 2012.

L&H TRUST

BY: DANIEL HEICHELBECH, SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared DANIEL HEICHELBECH, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the SUCCESSOR TRUSTEE of L&H TRUST, the within named bargainor, a TRUST, and that he/she as such SUCCESSOR TRUSTEE, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the TRUST by himself/herself as SUCCESSOR TRUSTEE.

Witness my hand and official seal at office this 3RD day of JULY, 2012.

Notary Public

Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Julia A. Hirt, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.