WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
9021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 725,000 or

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
(NAME) Mark H. Cox	Wells Fargo Home Mgt	Map 130-5
(ADDRESS) 405 West Tyne Blvd	PO Box 660278	Parcel 141 and
(CITY) Nashville (STATE) TN (ZIP) 37205	Dallas TX 75266	130-5-141.01

FOR AND 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, **JOSEPH BROWN, TRUSTEE AND PAMELA BROWN, TRUSTEE UAD MARCH 30, 1992 BROWN FAMILY TRUST R-501; MARJORIE W. JONES INDIVIDUALLY AND MARJORIE WITTEMORE JONES, EXECUTOR OF THE E. PALMER JONES, JR. ESTATE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK H. COX AND Tammie K. 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 parts of lots Nos. 4, 5 and 6 of block 1 on the plan of Highlands of Belle Meade No. 1, of record in Book 547, page 180, being parts of Lots Nos. 4 and 5 and all of Lot No. 5 a shown on plan of record in Book 1644, page 105, Register's Office for said County, and part of Block "F" on the map of Belle Meade Subdivision No.2, as of record in Book 421, page 51, said Register's Office, said part of Block "F" is also recorded on the plan of Highlands of Belle Meade No. 1, as of record in Book 547, page 180, said Register's Office, as an unnumbered strip of land lying north of and adjacent to West Tyne Drive, as shown on said plan, described together according to a survey made by Z. J. Wilkinson, Surveyor, May 13, 1953, as follows:

Beginning at a point in the center of Richland Creek at the northeast corner of a part of Block "F" and conveyed to Chas. H. Wetterau and wife by deed from Paul E. Sexton and wife, of record in Book 1730, page 533, said Register's Office; thence with the northern boundary line of said Wetterau property, southwestwardly to the easterly margin of West Tyne Drive, formerly Lobein Lane; thence crossing said Drive in the same direction to a point in the westerly margin of said Drive, 25 feet northerly from the corner of lots Nos. 3 and 4 of said plan; thence continuing with the northerly boundary line of said Wetterau property, southwestwardly 299.75 feet to an iron pipe, 25 feet north of the corner of said Lots Nos. 3 and 4; thence north 16° 20' west 254.3 feet to an iron pin, the common corner of Lots Nos. 5, 6, 10 and 11 on said plan; thence with the line between said Lots Nos. 6 and10, northwardly 53 feet to a stake; thence northeastwardly 222 feet to a stake in the westerly margin of said Drive; thence crossing said Drive in the same direction to the center of said Creek; thence with the center of said Creek, southwardly 225 feet, more or less to the beginning.

The description herein is the same as that contained in the prior deeds.

Being the same property conveyed to Edmund Palmer Jones, Jr., Marjorie W. Jones and Joseph Brown, Trustee and Pamela Brown, Trustee U/A/D March 30, 1992 Brown Family Trust R-501 as equal tenants in common, by deed of record in Instrument No. 20091124-0108091, Register's Office for Davidson County, Tennessee. Edmund Palmer Jones, *Jr.*'s interest is vested in Marjorie Wittemore Jones as Executor under his will files July 13, 2011, Docket No. 11P1051, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.
Edmund Palmer Jones, Jr. and E. Palmer Jones, Jr. were one and the same person.
Marjorie W. Jones, Marjorie Whittemore Jones and Marjorie Wittemore Jones being one and the same person.

This conveyance is subject to 2012 Property Taxes and all easements and restrictions of record.

BILL GARRETT, Davidson County
Trans: T20120051966 DEEDWARR
Recvd: 07/16/12 08:46 7 pgs
Fees: 38.00 Taxes: 2682.50

20120716-0061995

unimproved ☐

This is improved ☐ property, known as 405 West Tyne Blvd, Nashville, Tennessee 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 gender.

Witness my hand this _____ day of July, 2012.

Joseph Brown, Trustee UAD 03/30/1992

Marjorie Wittemore Jones, Executor of the E. Palmer Jones, Jr. Estate in her representative capacity but not otherwise

Pamela Brown, Trustee UAD 03/30/1992

Marjorie Wittemore Jones, Individually

_____ (Foreign Country)
_____ (Province)
Consulate of the United States in _____ (City)

Before me, a consul (or Charge d'Affairs or Envoy or Minister or Ambassador) of the United States of America accredited to the _____ (foreign country), duly commissioned and qualified, Marjorie W. Jones, personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this _____ day of July, 2012.

_____
(Name and Title of Person)

_____ (Foreign Country)
_____ (Province)
Consulate of the United States in _____ (City)

Before me, a consul (or Charge d'Affairs or Envoy or Minister or Ambassador) of the United States of America accredited to the _____ (foreign country), duly commissioned and qualified, Marjorie W. Jones, personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed and who further acknowledged that she is the Executor of the Estate of E. Palmer Jones, Jr. under his will filed July 13, 2011, Docket No. 11P1051, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division and who further acknowledged that he is authorized to execute the within instrument as Executor of the Estate of Margaret Hayes Johnson.

Witness my hand, at office, this _____ day of July, 2012.

_____
(Name and Title of Person)

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned notary public, Joseph Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the Brown Family Trust R-501 UAD 03/30/1992 and who further acknowledged that he is authorized to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this 2nd day of July, 2012.

NOTARY PUBLIC
LEAH GUTIERREZ
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAY 21, 2016
No: 12-7717-1

_____
Notary Public

My Commission Expires: May 21, 2016

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public, Pamela Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of the Brown Family Trust R-501 UAD 03/30/1992 and who further acknowledged that she is authorized to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this _____ day of July, 2012.

_____
Notary Public

My Commission Expires:

unimproved ☐

This is improved ☐ property, known as 405 West Tyne Blvd, Nashville, Tennessee 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 gender.

Witness my hand this _____ day of July, 2012.

Joseph Brown, Trustee UAD 03/30/1992

Marjorie Wittemore Jones, Executor of the E. Palmer Jones, Jr. Estate in her representative capacity but not otherwise

Pamela Brown Trustee

Pamela Brown, Trustee UAD 03/30/1992

Marjorie Wittemore Jones, Individually

_____ (Foreign Country)
_____ (Province)
Consulate of the United States in _____ (City)

Before me, a consul (or Charge d'Affairs or Envoy or Minister or Ambassador) of the United States of America accredited to the _____ (foreign country), duly commissioned and qualified, Marjorie W. Jones, personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this _____ day of July, 2012.

_____
(Name and Title of Person)

_____ (Foreign Country)
_____ (Province)
Consulate of the United States in _____ (City)

Before me, a consul (or Charge d'Affairs or Envoy or Minister or Ambassador) of the United States of America accredited to the _____ (foreign country), duly commissioned and qualified, Marjorie W. Jones, personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed and who further acknowledged that she is the Executor of the Estate of E. Palmer Jones, Jr. under his will filed July 13, 2011, Docket No. 11P1051, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division and who further acknowledged that he is authorized to execute the within instrument as Executor of the Estate of Margaret Hayes Johnson.

Witness my hand, at office, this _____ day of July, 2012.

_____
(Name and Title of Person)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public, Joseph Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the Brown Family Trust R-501 UAD 03/30/1992 and who further acknowledged that he is authorized to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this _____ day of July, 2012.

_____
Notary Public

My Commission Expires:

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned notary public, Pamela Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of the Brown Family Trust R-501 UAD 03/30/1992 and who further acknowledged that she is authorized to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this 2 day of July, 2012.

Heidi Chun
Notary Public

My Commission Expires: 08/14/2014

HEIDI CHUN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-14-2014
Certificate No: 10-3113-1

unimproved ☐

This is improved ☐ property, known as 405 West Tyne Blvd, Nashville, Tennessee 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 gender.

Witness my hand this 3rd day of July, 2012.

Joseph Brown, Trustee UAD 03/30/1992

Marjorie Whittemore Jones

Marjorie ~~Whittemore~~ Jones, Executor of the E. Palmer Jones, Jr. Estate in her representative capacity but not otherwise

& Whittemore

Pamela Brown, Trustee UAD 03/30/1992

Marjorie Whittemore Jones

Marjorie ~~Whittemore~~ Jones, Individually

Whittemore

ENGLAND & WALES (Foreign Country)

GREATER LONDON (Province)

~~Consulate of the United States in _____ (City)~~

Before me, NOTARY PUBLIC ~~a consul (or Charge d'Affairs or Envoy or Minister or Ambassador) of the United States of America accredited to the _____ (foreign country)~~, duly commissioned and qualified, Marjorie W. Jones, personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 3rd day of July, 2012.

Pawel K. Salinger

(Name and Title of Person)

My commision expires with life.

PAWEL K. SALINGER
NOTARY PUBLIC
15 KENSINGTON HIGH STREET
LONDON W8 5NP
ENGLAND

Note: Marjorie W. Jones, Marjorie Whittemore Jones and Marjorie Wittemore Jones are are all the same person.

ENGLAND & WALES (Foreign Country)
GREATER LONDON (Province)
~~Consulate of the United States in _____ (City)~~

Before me, NOTARY PUBLIC ~~a consul (or Charge d'Affairs or Envoy or Minister or Ambassador) of the United States of America accredited to the _____ (foreign country)~~, duly commissioned and qualified, Marjorie W. Jones, personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed and who further acknowledged that she is the Executor of the Estate of E. Palmer Jones, Jr. under his will filed July 13, 2011, Docket No. 11P1051, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division and who further acknowledged that he is authorized to execute the within instrument as Executor of the Estate of Margaret Hayes Johnson.

Witness my hand, at office, this 3rd day of July, 2012.

Paul K. Salinger
(Name and Title of Person)
My commission expires full life.

PAWEL K. SALINGER
NOTARY PUBLIC
15 KENSINGTON HIGH STREET
LONDON W8 5NP
ENGLAND

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public, Joseph Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the Brown Family Trust R-501 UAD 03/30/1992 and who further acknowledged that he is authorized to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this _____ day of July, 2012.

_____
Notary Public

My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public, Pamela Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of the Brown Family Trust R-501 UAD 03/30/1992 and who further acknowledged that she is authorized to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this _____ day of July, 2012.

_____
Notary Public

My Commission Expires: